



Business Papers

Corporate & Economic Development Committee Meeting

Monday, 18 July 2016
5:30pm



Notice of Meeting

To the Lord Mayor and Aldermen

You are invited to attend a Corporate & Economic Development Committee Meeting to be held in Meeting Room 1, Level 1, Civic Centre, Harry Chan Avenue, Darwin, on Monday 18 July 2016, commencing at 5.30 pm.

A handwritten signature in black ink, appearing to read "B P Dowd".

B P DOWD
CHIEF EXECUTIVE OFFICER

Office Use Only

Placed on Public Notice Board: _____

Removed from Public Notice Board: _____

OPEN SECTION

CEDC07/1

CITY OF DARWIN

CORPORATE & ECONOMIC DEVELOPMENT COMMITTEE

MONDAY, 18 JULY 2016

MEMBERS: Member G J Haslett (Chair); The Right Worshipful, The Lord Mayor, Katrina Fong Lim; Member G Lambrinidis; Member M Palmer; Member K J Worden.

OFFICERS: Chief Executive Officer, Mr B Dowd; General Manager Corporate Services, Dr D Leeder; Finance Manager, Mr M Craighead; Business Manager, Mr L Carroll; Information Technology Manager, Mr R Iap; Records Manager, Mr K Sohl; Committee Administrator, Mrs P Hart.

Enquiries and/or Apologies: Penny Hart

E-mail: p.hart@darwin.nt.gov.au - PH: 89300 670

OR Phone Committee Room 1, for Late Apologies - PH: 89300 519

Committee's Responsibilities

- Business Services
- Contract Administration
- On and Off Street Parking Operations
- Property Management
- Records and Information Management
- Employee Relations
- Risk Audit and Safety
- Financial & Management
- Fleet Management
- Strategic Services
- Communications & Engagement
- Governance
- Darwin Entertainment Centre
- Information Technology
- Animal Management
- Regulatory Services

THAT effective as of 16 April 2012 Council, pursuant to Section 32 (2)(b) of the Local Government Act 2008, hereby delegates to the Corporate & Economic Development Committee the power to make recommendations to Council and decisions relating to Corporate & Economic Development matters within the approved budget.

OPEN SECTION

CEDC07/2

*** INDEX ***

PAGE

1.	MEETING DECLARED OPEN	
1.1	Date and time of meetings for 1 July 2016 to 14 July 2017	6
2.	APOLOGIES AND LEAVE OF ABSENCE	6
3.	ELECTRONIC MEETING ATTENDANCE	6
4.	DECLARATION OF INTEREST OF MEMBERS AND STAFF	6
5.	CONFIDENTIAL ITEMS	7
6.	WITHDRAWAL OF ITEMS FOR DISCUSSION.....	7
7.	CONFIRMATION OF MINUTES PERTAINING TO THE PREVIOUS CORPORATE & ECONOMIC DEVELOPMENT COMMITTEE MEETING	
	• Wednesday, 25 May 2016	8
8.	BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS CORPORATE & ECONOMIC DEVELOPMENT COMMITTEE MEETING	
8.1	Business Arising	8
9.	DEPUTATIONS AND BRIEFINGS.....	8
10.1	OFFICERS REPORTS (ACTION REQUIRED)	
10.1.1	Strategic Property Holdings – Review of Caretakers’ Residences at Parap and Casuarina Pools.....	10
10.1.2	Reserve Bank Credit Card Surcharge Reforms.....	26
10.1.3	Review of City of Darwin Policy No. 009 – Council Property	31

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

OPEN SECTION

CEDC07/3

10.2 OFFICERS REPORTS (RECEIVE & NOTE)

10.2.1	Quarterly On-street And Off-street Parking Statistics April - June 2016	44
10.2.2	Status of Grant Funding and Awards 2015/16.....	49

11. INFORMATION ITEMS

11.1	Unconfirmed Risk Management & Audit Committee Meeting Minutes - 27 May 2016	57
------	---	----

12.	GENERAL BUSINESS.....	68
-----	-----------------------	----

OPEN SECTION

CEDC07/4

Corporate & Economic Development Committee Meeting – Monday, 18 July 2016

1. MEETING DECLARED OPEN

1.1 Date and time of meetings for 1 July 2016 to 14 July 2017

THAT the Corporate & Economic Development Committee Meetings be held on Monday at 5.30 pm from 1 July 2016 to 14 July 2017.

2. APOLOGIES AND LEAVE OF ABSENCE

Common No. 2695036

2.1 Apologies

2.2 Leave of Absence Granted

THAT it be noted Member M Palmer is an apology due to a Leave of Absence previously granted on 28 June 2016 for the period 16 to 24 July 2016.

3. ELECTRONIC MEETING ATTENDANCE

Common No. 2221528

Nil

4. DECLARATION OF INTEREST OF MEMBERS AND STAFF

Common No. 2752228

4.1 Declaration of Interest by Members

4.2 Declaration of Interest by Staff

OPEN SECTION

CEDC07/5

Corporate & Economic Development Committee Meeting – Monday, 18 July 2016

5. CONFIDENTIAL ITEMS Common No. 1944604

5.1 Closure to the Public for Confidential Items

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

<u>Item</u>	<u>Regulation</u>	<u>Reason</u>
C14	8(c)(iv)	information that would, if publicly disclosed, be likely to prejudice the interests of the council or some other person
C17.2.1	8(d)	information subject to an obligation of confidentiality at law, or in equity

5.2 Moving Open Items Into Confidential

5.3 Moving Confidential Items Into Open

6. WITHDRAWAL OF ITEMS FOR DISCUSSION

THAT the Committee resolve under delegated authority that all Information Items and Officers Reports to the Corporate & Economic Development Committee Meeting held on Monday, 18 July 2016 be received and considered individually.

7. CONFIRMATION OF MINUTES PERTAINING TO THE PREVIOUS CORPORATE & ECONOMIC DEVELOPMENT COMMITTEE MEETING

THAT the Committee resolve that the minutes of the previous Corporate & Economic Development Committee Meeting held on Wednesday, 25 May 2016, tabled by the Chair, be received and confirmed as a true and correct record of the proceedings of that meeting.

OPEN SECTION

CEDC07/6

Corporate & Economic Development Committee Meeting – Monday, 18 July 2016

8. BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS CORPORATE & ECONOMIC DEVELOPMENT COMMITTEE MEETING

8.1 Business Arising

9. DEPUTATIONS AND BRIEFINGS

Nil

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

OPEN SECTION

CEDC07/7

Corporate & Economic Development Committee Meeting – Monday, 18 July 2016

10.1 OFFICERS REPORTS (ACTION REQUIRED)

ENCL: CORPORATE & ECONOMIC DEVELOPMENT
 YES COMMITTEE/OPEN

AGENDA ITEM: 10.1.1

**STRATEGIC PROPERTY HOLDINGS – REVIEW OF CARETAKERS’ RESIDENCES AT
 PARAP AND CASUARINA POOLS**

REPORT No.: 16A0065 LC:je

COMMON No.: 3205508

DATE: 20/06/2016

Presenter: Business Manager, Liam Carroll

Approved: General Manager Corporate Services, Diana Leeder

PURPOSE

The purpose of this report is to consider the long term future use of the caretaker’s residences at Parap and Casuarina pools and whether they should be sold or not.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies of the City of Darwin 2012 – 2016 as outlined in the ‘Evolving Darwin Towards 2020 Strategic Plan’:-

Goal

5 Effective and Responsible Governance

Outcome

5.5 Responsible financial and asset management

Key Strategies

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

KEY ISSUES

- Following Council strategic property holdings workshop on 14 March 2016 Council requested further information on the possible sale of the caretaker’s residences at Parap and Casuarina pools.
- Both residences are situated within the larger land parcels of the pools which are zoned OR (Organised Recreation); they do not have separate SD titles (Single Dwelling) and would require a subdivision and rezoning process in order to dispose of as residential houses.
- Independent valuation advice suggests that the sale of either caretaker’s residence would have little impact on the financial return on the remainder of the parcel if eventually sold for redevelopment.
- Based on recent valuations the properties are valued at \$650,000 to \$700,000 for Parap and \$380,000 to \$420,000 for Casuarina generating a gross rental return of approximately 3.5% at Parap and 6.0% at Casuarina.
- There is no clear driver for Council to dispose of these properties at this point in time or for the sale proceeds.

PAGE: 2
 REPORT NUMBER: 16A0065 LC:je
 SUBJECT: STRATEGIC PROPERTY HOLDINGS - REVIEW OF CARETAKERS' RESIDENCES AT PARAP AND CASUARINA POOLS

RECOMMENDATIONS

THAT it be a recommendation to Council:-

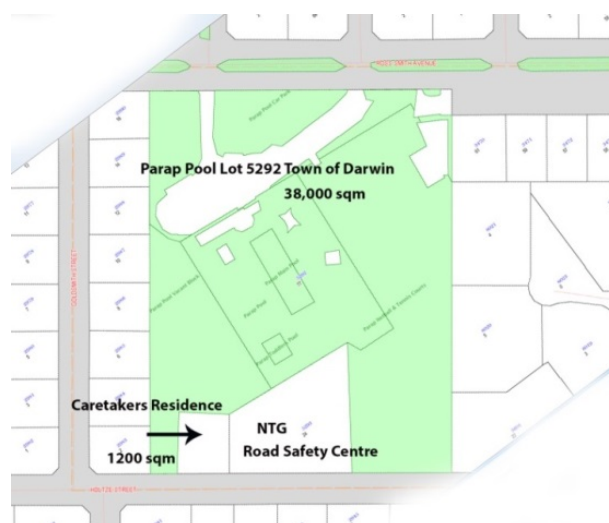
- A. THAT Report Number 16A0065 LC:je entitled Strategic Property Holdings – Review of Caretakers' Residences at Parap and Casuarina Pools, be received and noted.
- B. THAT Council review the future of the caretaker's residences at Parap and Casuarina pools in 18 months' time after the completion of the Parap pool redevelopment and taking into account the buoyancy of the residential property market at that time.

BACKGROUND

Prior to 1986 Council owned and managed over 21 residential properties which were principally rented to Council staff. In 1986 following an efficiency review Council disposed of 19 properties, retaining only the caretaker residences at both swimming pools.

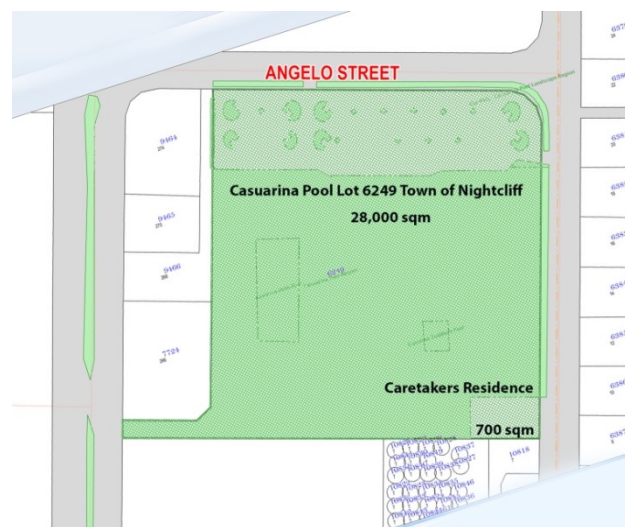
Both caretakers residences can be described as basic three bedroom houses which over the years have had limited reinvestment by Council, however the Parap residence is currently having some basic upgrades to the fencing, landscaping and painting of the house.

The caretaker's residence at Parap Pool forms part of Lot 5292 Town of Darwin which has a total land area of 38,000m². The house is situated at the rear of the pool facing Holtz Street.



The caretaker's residence at Casuarina pool forms part of Lot 6249 Town of Nightcliff which has a total land area of 28,000m². The house is situated to the rear of the pool area facing Gsell Street.

PAGE: 3
 REPORT NUMBER: 16A0065 LC:je
 SUBJECT: STRATEGIC PROPERTY HOLDINGS - REVIEW OF CARETAKERS' RESIDENCES AT PARAP AND CASUARINA POOLS



DISCUSSION

Following Council's strategic property holdings workshop on 14 March further information was requested to enable consideration of the issues around sale or retention of the caretaker's residences at Parap and Casuarina pools.

Council has managed the public swimming pools at Parap and Casuarina since the late 1960s. Both facilities have residential houses situated within the large allotments which are classified as caretaker's residences under the Planning Scheme and considered ancillary to the use of the pools. Both properties are zoned Organised Recreational.

Independent valuation advice estimates the Parap pool residence is valued between \$650,000 and \$700,000, the Casuarina pool residence is valued between \$380,000 and \$420,000, **Attachment A**.

The advice states the sale of either of the residences would have little impact on the fiscal return on the remainder parcels once realised for their redevelopment potential. However the recommendation is to not dispose of the Casuarina pool residence until the long term future use of the larger site is determined given the outdated nature of the residence and the recent redevelopment in the area.

Prior to sale subdivision and rezoning would be required.

Advice from Earl James & Associates estimates the cost of rezoning each house is in the region of \$7,000 to \$10,000, with the cost of subdivision in the region of \$20,000 per house bringing the total cost for subdivision and rezoning to \$60,000 for both houses.

Both properties rent at market value for \$450 per week generating a combined total rental of \$46,800 per annum. Outgoings for the properties are not significant and administrated through Council's property section.

PAGE: 4
 REPORT NUMBER: 16A0065 LC:je
 SUBJECT: STRATEGIC PROPERTY HOLDINGS - REVIEW OF CARETAKERS' RESIDENCES AT PARAP AND CASUARINA POOLS

The current market condition for sale of residential houses has softened in recent months and it may be prudent to delay any sale until residential market demand improves.

As part of the redevelopment of Parap pool a substation and easement will be required to be placed at the front and side of the Holtz Street residence. Other servicing requirements may be identified as the redevelopment proceeds and it is considered more prudent to defer any decision on sale until after the pool redevelopment is completed.

CONSULTATION PROCESS

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

- Executive Leadership Team

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

- Earl James & Associates
- Valuations NT

POLICY IMPLICATIONS

City of Darwin Policy No. 010 Land Acquisition and Disposal has implications for any decision in relation to this matter. Both residences would be sold through an open market process should Council decide to do so.

BUDGET AND RESOURCE IMPLICATIONS

The following indicative valuations have been provided for the properties if put on the open market for sale.

Parap Pool residence - Sale value - \$650,000 to \$700,000
 Casuarina Pool residence - Sale value - \$380,000 to \$420,000

The cost of subdivision and rezoning of each house is estimated at \$30,000 per house.

Both properties currently rent for \$450 per week generating \$46,800 per annum.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Disposal of any of the properties will require a subdivision of the properties.

ENVIRONMENTAL IMPLICATIONS

Nil

PAGE: 5
REPORT NUMBER: 16A0065 LC:je
SUBJECT: STRATEGIC PROPERTY HOLDINGS - REVIEW OF CARETAKERS'
RESIDENCES AT PARAP AND CASUARINA POOLS

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

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

LIAM CARROLL
MANAGER BUSINESS SERVICES

DIANA LEEDER
GENERAL MANAGER
CORPORATE SERVICES

For enquiries, please contact Liam Carroll on 8930 0559 or email:
l.carroll@darwin.nt.gov.au.

Attachments:

Attachment A: Independent Valuation Report.

ATTACHMENT A



Valuations NT
certified practicing valuers

CONSULTANCY REPORT

**The Sale of the Caretaker's Residences
Associated with the Parap & Casuarina
Swimming Pool Centres & the Implications
for the Remainder Parcels and Their
Future Redevelopment Potential**



Acting on instructions from Liam Carroll
Our Reference: 160032

Valuations NT
ABN 41 603 036 844
GPO Box 4489, Darwin NT 0801
08 8981 3885
emma@valuationsnt.com.au



Table of Contents

1.0	Instructions	2
2.0	Lot 5292 (77) Ross Smith Avenue, Parap NT 0820	2
2.1	Description of Land	2
2.2	Zoning	2
2.3	Englobo Sales Evidence	3
2.4	Redevelopment Potential	4
2.5	The Caretaker’s Residence – 24 Holtze Street, Parap	5
2.6	Single Dwelling Sales Evidence	5
2.7	Sales Reconciliation	6
3.0	Lot 6249 (17) Gsell Street, Casuarina NT 0810	6
3.1	Description of Land	6
3.2	Zoning	6
3.3	Englobo Sales Evidence	7
3.4	Redevelopment Potential	8
3.5	The Caretaker’s Residence – 17 Gsell Street, Casuarina	9
3.6	Single Dwelling Sales Evidence	9
3.7	Sales Reconciliation	10
4.0	Comments and Recommendations	10



1.0 Instructions

Instructions have been received from Liam Carroll, Manager Business Services, City of Darwin, to investigate the implications of the subdivision and sale of the 'caretaker's accommodation' and associated land that currently form part of both the Parap and Casuarina Swimming Pool Centre sites. Consideration has been asked to be given to the impact any sale might have on the longer term future redevelopment potential of the sites and the likely sale price that may be achievable for each of the houses once subdivided and rezoned for residential use.

2.0 Lot 5292 (77) Ross Smith Avenue, Parap NT 0820

2.1 Description of Land

The Parap Swimming Pool Centre is located on a relatively level, irregular shaped allotment of Organised Recreation (OR) zoned land located within the inner residential suburb of Parap, approximately 5 kilometres north of the Darwin central business district by road. The parcel as it currently stands is 3.8 hectares in area and has a frontage of 182.87 metres to Ross Smith Avenue, side boundaries of 231.65 metres and a broken frontage of some 108.005 metres to Holtze Street, due to an irregular shaped parcel being excised from the block for a Road Safety Centre in 1980.

2.2 Zoning

The subject property is currently zoned Organised Recreation (OR). The primary purpose of Zone OR is to provide areas for organised recreational activities. Development is to be limited to that which is consistent with the recreational opportunities of the land.



Surrounding properties comprise residential, commercial and community purpose uses. Zonings in the immediate vicinity of the Parap Swimming Pool Centre are Single Dwelling (SD) as depicted in light pink; Medium Density Residential (MR) as depicted in dark pink, Community Purpose (CP) as depicted in yellow, Commercial (C) as depicted in light blue and Public Open Space (PS) and Organised Recreation (OR) as depicted in shades of



Valuations NT
certified practising valuers

green. Giving consideration to the surrounding zones, the most likely future rezoning of the parcel for redevelopment purposes would include a mix of SD and MR zonings.



An aerial view of Lot 5292 is shown above. The area that houses the existing caretaker's residence is located in the south-west corner of the parcel, as indicated by the red arrow. Currently the land associated with the residence is estimated to comprise approximately 1,100m² in area.

2.3 Englobo Sales Evidence

Sales considered relevant for review with respect to any future redevelopment of the Parap Swimming Pool Centre site are as follows:

Lot 6908 (16) Blake Street, The Gardens NT

Sold for **\$12,498,000** on 28 February 2014. Two consolidated adjoining parcels of Community Purpose zoned land comprising a total area of 5.234 hectares in an area surrounded Multiple Dwelling (MD) and High Density (HR) residential developments as well as being bound by the Botanic Gardens to the north, south and west with potential for views toward Mindil Beach. The parcel is fully serviced with an existing road network in place. The sale equates to a rate of approximately **\$239/m²**. *Much larger site in superior location with similar 'as is' zoning and superior road network and services in place. Considered overall to be superior.*



Lot 9930 (4) Kurringal Court, Fannie Bay NT

Sold for **\$8,400,000** (ex GST) on 23 December 2015. A 1.73 hectare allotment of Medium Density Residential (MR) zoned land that is fully serviced. Existing improvements consisted of the 'Kurringal Flats'. The demolition costs of the existing improvements were absorbed by the Developer. Approval in place for development into 36 x 1 bedroom, 104 x 2 bedroom and 22 x 3 bedroom multiple dwellings in 5 x 4 storey buildings including ground and 1 basement level of car parking in 5 stages. The sale equates to a land rate of approximately **\$485/m²** or **\$51,852 per potential unit site**. *Much smaller allotment with existing MR zoning over the whole site. Services currently connected to the site for previous high density use so the cost of upgrading of services to a comparable level must be considered before drawing any direct comparisons. Good reference point however for gauging the development potential for part of the site if a similar size area was developed under MR zoning.*

Lots 5570 & (33) Parap Road & Lot 5571 (8) Elsey Street, Parap NT

Sold for **\$3,100,000** (ex GST) on 4 June 2012. Two adjoining parcels of Medium Density Residential (MR) zoned land with a consolidated area of 2,980m². Lot 5570 comprised of vacant land at the time of sale and Lot 5571 was home to a single dwelling. The demolition costs of the existing improvements were absorbed by the Developer. Approval in place for development into 20 x 1 and 8 x 2 bedroom multiple dwellings in 2 x 3 storey buildings including undercroft car parking. The sale equates to a land rate of approximately **\$1,040/m²** or **\$110,714 per potential unit site**. *Much smaller allotment in similar location with existing MR zoning. Considered overall inferior.*

Lot 6185 (1) Runge Court, Coconut Grove NT

Sold for **\$2,727,273** (ex GST) on 26 September 2014. A 5,640m² level allotment of Medium Density Residential (MR) zoned land. Existing improvements consisted of multiple blocks of ex-Housing Commission flats. The site was fully serviced for high density residential use and the demolition costs of the existing improvements were absorbed by the Developer. Equates to a land rate of approximately **\$484/m²**. *Much smaller site with existing MR zoning in inferior location. Considered overall inferior.*

2.4 Redevelopment Potential

Based on the zoning in the immediate vicinity of the subject, any future redevelopment of the site would likely see the property achieve approval for a combination of Medium Density Residential; (MR), Single Dwelling (SD) and possibly Multiple Dwelling Residential (MD) zones. For general discussion purposes, the sales above should be considered with regard to the englobo value of the Parap Swimming Pool Centre as a future redevelopment site. Factors that need to be considered are the current level of services available to the site; how that compares to the level of services in place in the sale properties above; and the cost of upgrading the services to be able to redevelop the site.

In the medium to long term future however, Council has committed \$5 million toward redeveloping the Parap Swimming Pool Centre which will include replacing the existing aquatic facilities to provide new FINA compliant facilities including a 50m competition pool and a 25m program pool so that the complex has the capacity to deliver training and competition needs that are fully compliant to international standards. Also detailed as part of Stage 1 of the masterplan for the site will be a children's water play area; children's playground and shaded facilities for food preparation and group exercise. The existing tennis courts are to be upgraded but maintained in their current location but the existing netball courts will be removed. Council has estimated the total cost of the project to be \$20 million which will be achieved through Council funding, a Commonwealth grant and a local government loan. At the present time, Stage 1 has been confirmed after receipt of a \$4.48 million Commonwealth grant through the National Stronger Regions Fund which the City of Darwin has committed to

match. The completion of Stage 1 has been anticipated to take a year to complete which will see the centre closed for a year from July 2016.

2.5 The Caretaker's Residence – 24 Holtze Street, Parap

The caretaker's residence associated with the Parap Swimming Pool Centre comprises a 3 bedroom, 1 bathroom ground level dwelling of rendered brick construction with a galvanised iron roof and an attached single carport. The dwelling is located on a fenced site area of approximately 1,100m² of land within the grounds of the Parap Swimming Pool Centre. Additional accommodation comprises a kitchen, lounge/dining and laundry. Additionally there is a small front porch, concrete parking strips and boundary fencing to three sides. The dwelling is air conditioned throughout but the condition is considered to be fair. We note that no date of construction or Permit to Occupy is noted on the Record of Administrative Interests. In our considerations, we have assumed however that the dwelling has been issued with a Permit to Occupy. We also note that no inspection of the property was conducted as part of this assessment and any information relating to the dwelling is based on a previous inspection a few years ago.

2.6 Single Dwelling Sales Evidence

Sales considered relevant for review with respect to the sale of the 'caretaker's house at the Parap Swimming Pool Centre site are as follows:

Lot 4024 (5) Price Street, Parap NT

Sold for **\$569,000** on 18 February 2016. A 1980 built ex Housing Commission style 3 bedroom, 1 bathroom ground level dwelling of painted brick construction. Ancillary improvements include an uncoded pergola, gravel driveway, established tropical gardens and boundary fencing. The dwelling is air conditioned throughout with moderate upgrades. Land Area: 747m². *Similar level of improvements on smaller allotment in an inferior location. Considered overall inferior.*

Lot 7803 (13) Notley Place, Fannie Bay NT

Sold for **\$650,000** on 24 December 2014. An 807m² splay to the rear shaped internal allotment of cleared, vacant SD21 zoned land within the Heritage Park Estate. Equates to a land rate of approximately 805/m². *Smaller unimproved allotment in superior new estate. Considered overall inferior.*

Lot 2742 (17) Ross Smith Avenue, Parap NT

Sold for **\$650,000** on 10 June 2015. A pre-cyclone built, 3 bedroom, 1 bathroom two storey dwelling of hardi-plank clad construction with a small balcony and parking under the main house for 2 vehicles. Dated internally. Ancillary improvements include a concrete driveway, garden shed, established gardens and boundary fencing. Dated internally in busy main road location. Land Area: 690m². *More substantial improvements on smaller allotment in inferior location. Considered within a comparable range.*

Lot 2101 (50) Charles Street, Stuart Park NT

Sold for **\$675,000** on 16 October 2015. A 1975 built 3 bedroom, 2 bathroom ground level dwelling of hardi-plank clad construction. Ancillary improvements include a concrete driveway, established tropical gardens and boundary fencing. Land Area: 1,200m². *Superior improvements on larger allotment in inferior location. Considered overall within a comparable range.*



Valuations NT
certified practising valuers

Lot 3211 (15) Douglas Street, Parap NT

Sold for **\$750,000** on 17 February 2016. A 1979 built 4 bedroom, 1 bathroom ground level dwelling of painted masonry block construction. Additionally there is a study, 2nd toilet and outside kitchenette. Ancillary improvements include a double carport, rear verandah, established tropical gardens and secure boundary fencing. Land Area: 1,320m². *Superior improvements on larger allotment in comparable location. Considered overall superior.*

2.7 Sales Reconciliation

Noting again that no physical inspection has been undertaken as part of this investigation, having regard to the above sales evidence, with consideration given to the existing improvements and the location and land size, we consider it reasonable to expect to achieve a sale price of between **\$650,000** and **\$700,000** for the caretaker's residence once subdivided and zoned for single residential use.

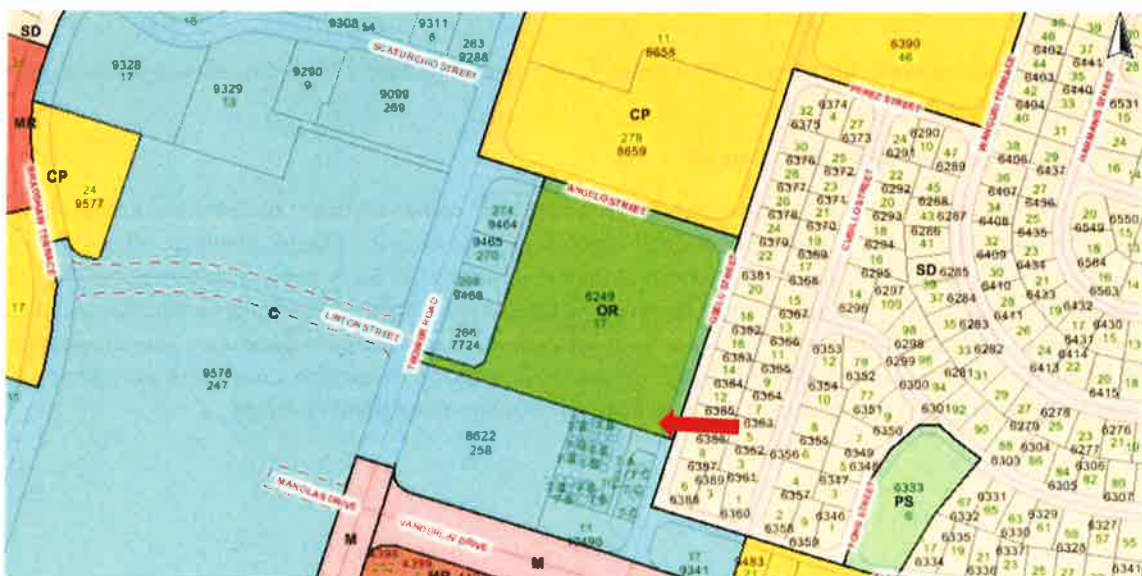
3.0 Lot 6249 (17) Gsell Street, Casuarina NT 0810

3.1 Description of Land

The Casuarina Swimming Pool Centre is located on a relatively level, generally regular shaped corner allotment of Organised Recreation (OR) zoned land located within the Casuarina commercial precinct, approximately 13.5 kilometres north-east of the Darwin central business district by road. The parcel is 2.8 hectares in area and has a frontage of 156.285 metres to Gsell Street and 146.4 metres to Angelo Street with a third access driveway off Trower Road.

3.2 Zoning

The subject property is zoned Organised Recreation (OR). The primary purpose of Zone OR is to provide areas for organised recreational activities. Development is to be limited to that which is consistent with the recreational opportunities of the land.





Valuations NT
certified practising valuers

Surrounding properties comprise commercial, residential and community purpose uses. Zonings in the immediate vicinity of the Casuarina Swimming Pool Centre are Commercial (C) as depicted in light blue; Single Dwelling (SD) as depicted in light pink; Community Purpose (CP) as depicted in yellow and Public Open Space (PS) as depicted in light green. The most likely future rezoning of the parcel for redevelopment purposes would be either Commercial (which would allow for mixed use commercial and residential) or Single Dwelling zonings.



An aerial view of Lot 6249 is shown above. The area that houses the existing caretaker's residence is located in the south-east corner of the parcel, as indicated by the red arrow. Currently the land associated with the residence is estimated to comprise approximately 600m² in area.

3.3 Englobo Sales Evidence

Sales considered relevant for review with respect to the redevelopment of the Casuarina Swimming Pool Centre's site are as follows:

Lot 8623 (11) Vanderlin Drive, Casuarina NT

Sold for **\$4,000,000** (ex GST) on 23 November 2009. An 8,180m² corner allotment of Commercial zoned land. Approval was in place for a mixed use development comprising: shops in 2 x 1 storey buildings; offices in 2 x 2 storey buildings; and 26 x 2 and 16 x 3 bedrooms multiple dwellings in 3 x 3 storey buildings plus 1 level of basement car parking. The existing improvements at the time of sale consisted of premises previously occupied by Bunnings. The demolition costs of the existing buildings were absorbed by the Developer. The sale equates to a land rate of approximately **\$489/m²**. *Much smaller lot in comparable location. Considered a comparison if part of the redevelopment site were to be zoned Commercial. Considered inferior overall.*



Lot 5874 (69) Boulter Road, Berrimah NT

Sold for **\$5,000,000** (ex GST) on 29 August 2013. A 2.74 hectare allotment of Multiple Dwelling Residential (MD) zoned unimproved vacant land. Approval was in place for development into 80 x 3 bedroom and 2 x 2 bedroom multiple dwellings, plus an internal driveway network, communal and private open space, and car parking. The sale equates to a land rate of approximately **\$182/m²** or **\$59,524 per potential unit site**. *Similar size lot in inferior location. Considered a good comparison should the redevelopment be zoned MD but as the surrounding development suggests a higher density might be approved, considered overall inferior.*

Lot 5602 (55) Boulter Road, Berrimah NT

Sold for **\$3,300,000** (ex GST) on 14 October 2013. A 1.83 hectare allotment of Multiple Dwelling Residential (MD) zoned cleared vacant land. Approval in place for development into 43 x 2 bedroom and 8 x 3 bedroom multiple dwellings in 14 x 2 and 12 x 1 storey buildings. The sale equates to a land rate of approximately **\$180/m²** or **\$64,706 per potential unit site**. *Smaller lot in inferior location with existing MD zoning. Considered overall inferior.*

Lot 5695 (47) Boulter Road, Berrimah NT

Sold for **\$2,800,000** (ex GST) on 21 November 2014. A 1.39 hectare allotment of Multiple Dwelling Residential (MD) zoned cleared vacant land. Approval in place for development into 44 x 3 bedroom multiple dwellings in 22 single storey buildings. The sale equates to a rate of approximately **\$200/m²** or **\$63,636 per potential unit site**. *Smaller lot in inferior location with existing MD zoning. Considered overall inferior.*

3.4 Redevelopment Potential

Giving consideration to the properties in the immediate vicinity of the subject, it is most likely that a combination of Commercial and Residential uses would likely be approved for the parcel as an infill site. Looking at the site as a whole, should the caretaker's dwelling be subdivided and sold, there would be no anticipated fiscal disadvantage to the remainder parcel, only the situation once the site is redeveloped where there would be one older style dwelling left on a block of streets which has otherwise been developed as commercial or recently built residential dwellings.

Lot 8623 (11) Vanderlin Drive, which adjoins Lot 6249 was sold in November 2009 for **\$4,000,000** (ex GST). This was an 8,180m² allotment of Commercial (C) zoned land which was subsequently developed into a mix of retail and office/medical accommodation and medium density residential accommodation. The development was well received by the public and this sale is considered to offer up the best comparison for how a portion of the site might be redeveloped. The other likely option would be for a development similar to those recently constructed in Boulter Road. Lot 5874 (69) Boulter Road for instance, sold for **\$5,000,000** (ex GST) in August 2013. This was a 2.74 hectare allotment of Multiple Dwelling (MD) zoned land which was sold with approval in place for development into 82 duplex allotments of between 217m² and 249m². By inference, we should therefore be able to expect to gain approval for a minimum of 82 multiple dwelling units.



3.5 The Caretaker's Residence – 17 Gsell Street, Casuarina

The caretaker's residence associated with the Casuarina Swimming Pool Centre comprises a 3 bedroom, 1 bathroom ground level dwelling of clay brick construction with a galvanised iron roof and an attached single carport. The dwelling is located on a fenced site area of approximately 600m² of land within the grounds of the Casuarina Swimming Pool Centre. Additional accommodation comprises a kitchen, separate living and dining areas, a toilet, laundry and a storeroom. Additionally there is a small uncoded attached side verandah, a bitumen driveway and boundary fencing. The fit out is considered to be fair/original with split system air conditioning. We note that no date of construction of Permit to Occupy is noted on the Record of Administrative Interests. In our considerations, we assume however that the dwelling has been issued with a Permit to Occupy. We note that no inspection of the property was conducted as part of this assessment and any information relating to the dwelling is based on a previous inspection a few years ago.

3.6 Single Dwelling Sales Evidence

Lot 3677 (28) Gsell Street, Wanguri NT

Sold for **\$507,500** on 3 February 2016. A 1978 built, 3 bedroom, 1 bathroom ground level dwelling of rendered brick construction. Additional improvements include an attached single carport and front porch, a shade sail entertainment area and playground cover, paved driveway, established gardens and boundary fencing. Upgraded to a reasonable standard internally. Fully air conditioned. Land Area: 817m². *Superior improvements in similar location on larger allotment. Considered overall superior.*

Lot 7421 (38) Kapalga Street, Tiwi NT

Sold for **\$440,000** on 26 February 2016. A 1980 privately built, 3 bedroom, 1 bathroom ground level dwelling of brick construction with a single carport and front porch under the main roof. Additional improvements include a fenced inground spa with paved surrounds, a garden shed, concrete driveway, established gardens and boundary fencing. Very dated internally. Land Area: 817m². *Superior improvements on larger allotment in comparable location. Considered overall superior.*

Lot 4483 (48) Wagaman Terrace, Wagaman NT

Sold for **\$410,000** on 23 February 2016. A 1980 built, GM7 style 3 bedroom, 1 bathroom elevated dwelling of metal clad construction. Ancillary improvements include a concrete driveway, established gardens and boundary fencing. Parking for 2 cars is available under the house. Poor to fair condition internally. No air conditioning. Land Area: 805m². *Superior elevated dwelling in inferior condition on larger allotment in comparable location. Considered overall within a comparable range.*

Lot 1592 (11) Gulnare Street, Millner NT

Sold for **\$420,000** on 25 February 2016. A circa 1980 built, 3 bedroom, 1 bathroom HCT style ground level dwelling painted brick construction. Ancillary improvements include a large storeroom, front verandah, paved driveway, established gardens and secure boundary fencing. Upgraded kitchen. Land Area: 794m². *Superior improvements on larger allotment in superior location. Considered overall superior.*

Lot 1439 (3) Dickinson Street, Millner NT

Sold for **\$380,000** on 13 January 2016. A 1965 built, pre-cyclone coded 3 bedroom, 1 bathroom ground level dwelling of painted brick construction. Ancillary improvements include an attached double carport, garden shed, established gardens, concrete strip driveway and secure boundary fencing. Very dated internally. Limited wall mounted air conditioning. Land Area: 905m². *Inferior improvements on larger allotment in superior location. Considered overall with a comparable range.*

3.7 Sales Reconciliation

Again noting that no physical inspection has been undertaken as part of this investigation, having regard to the above sales evidence, with consideration given to the existing improvements and the location and land size, we consider it reasonable to expect to achieve a sale price of between **\$380,000** and **\$420,000** for the caretaker's residence once subdivided and zoned for single residential use.

4.0 Comments and Recommendations

Given consideration to all the undertakings in this report, we consider that the sale of either of the caretaker's residences would have little impact on the fiscal return of the remainder parcels and any future redevelopment potential they might have.

What could be said though is that the return from the sale of the Casuarina Swimming Pool Centre's caretaker's residence would yield a lesser return than the Parap Swimming Pool Centre's residence and it would leave a single older dwelling amidst a whole block of commercial and newly developed residential properties when and if the remainder site has been redeveloped. From this view point alone, it would seem more advisable to sit on this property as a rental until a decision is made by Council as to how they view the future of the site.

The Parap Swimming Pool Centre's caretaker's residence on the other hand, is located on a larger site in a superior location which even with the existing basic level of improvements, would return a good price even in the current subdued market. There is enough land to the west of the parcel to retain the potential for an access road to the rest of the site from Holtze Street should there be a necessity in the future and the property will be more fitting with the surrounding dwellings in the area or at entry level, enable a prospective purchaser to demolish the existing improvements and build new.

Any questions or queries don't hesitate to contact the author of this report.



Emma Jackson
AAPI, MBus (Prop)
Certified Practising Valuer
AAPI 64371
Licensed Valuer (WA) 44637

16 May 2016

ENCL: NO	CORPORATE & ECONOMIC DEVELOPMENT COMMITTEE/OPEN	AGENDA ITEM:	10.1.2
RESERVE BANK CREDIT CARD SURCHARGE REFORMS			
REPORT No.:	16A0079 MC:je	COMMON No.:	3006030
			DATE: 20/07/2016

Presenter: Finance Manager, Miles Craighead

Approved: General Manager Corporate Services, Diana Leeder

PURPOSE

The purpose of this report is to provide members with details of the reforms to credit card surcharges recently released by the Reserve Bank and the implications for Council's current surcharge options.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies of the City of Darwin 2012 – 2016 as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

5 Effective and Responsible Governance

Outcome

5.5 Responsible financial and asset management

Key Strategies

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

KEY ISSUES

- The Reserve Bank of Australia (RBA) has completed a review of the regulation of card payments.
- A component of the review addressed surcharging practices by merchants to recover the cost of providing card based payment methods.
- The RBA has implemented a standard defining the "permitted surcharge" on card transactions.
- "Permitted surcharge" relates to the actual cost of acceptance of cards, including the lowest Merchant Service Fee being charged when a suite of different cards are accepted.
- The new framework for surcharging will take effect for large merchants (including Council) from 1 September 2016.
- Legislation has been passed giving the Australian Competition and Consumer Commission enforcement power over excessive surcharges.

PAGE: 2
 REPORT NUMBER: 16A0079 MC:je
 SUBJECT: RESERVE BANK CREDIT CARD SURCHARGE REFORMS

RECOMMENDATIONS

THAT it be a recommendation to Council:-

- A. THAT Report Number 16A0079 MC:je entitled Reserve Bank Credit Card Surcharge Reforms, be received and noted.
- B. THAT Council apply a surcharge of 0.4% for all credit card payments from 23 August 2016, with the exception of credit card payments received via parking machines which will remain surcharge free.

BACKGROUND

DECISION NO.21\3026 (24/02/15)

Feasibility of Surcharge on Credit Card Transactions

Report No. 15A0012 MC:mp (18/02/15) Common No. 3006030

- A. *THAT Report Number 15A0012 MC:mp entitled Feasibility of Surcharge On Credit Card Transactions, be received and noted.*
- B. *THAT Council include a proposal to surcharge credit card payments in its draft Municipal Plan and Budget 2015/16.*
- C. *THAT a final decision on whether to implement a credit card surcharge be made at the time of adopting the Municipal Plan 2015/16.*

Attachment A to the adopted Municipal Plan contained the 2015/2016 Fees and Charges, which at Page 3 states "City of Darwin may impose a surcharge of 1% on payments made using a credit card."

DISCUSSION

In June 2015, after considering previous reports 15A0012 and 14A0058, Council adopted the 2015/2016 Municipal Plan, incorporating the introduction of a 1% surcharge on most credit card payments, with the exception of parking meter payments pending further review.

The Reserve Bank of Australia (RBA) commenced a review of the card payment regulation framework in March 2015, with the RBA releasing a Consultation Paper in December 2015 outlining the RBA Payment System Board's preliminary views on the major issues and presenting a draft set of standards for consultation.

PAGE: 3
REPORT NUMBER: 16A0079 MC:je
SUBJECT: RESERVE BANK CREDIT CARD SURCHARGE REFORMS

Following consultation with stakeholders, the RBA released a number of decisions in March 2016, governing the operation of the card payment framework, including modifying the surcharging standards to be applied to merchants accepting card-based payments, including debit cards as well as credit cards.

The RBA surcharging standards were incorporated into the Commonwealth Competition and Consumer Act 2010. Responsibility for enforcement of the standards became that of the Australian Competition and Consumer Commission.

Council is classified as a "Large Merchant" as it meets all of the definition criteria set by the RBA (only two criteria are required to be met), these criteria are:

- Consolidated turnover of more than \$25 million in the most recent financial year;
- Consolidated gross assets at 30 June 2015 of \$12.5 million or more;
- 50 or more employees as at 30 June 2015.

Large Merchants are subject to the new rules on excessive surcharging effective 1 September 2016.

As Council accepts a number of different payment system (such as Mastercard, Visa, American Express and debit cards), from different payment facilitators, it is a requirement that a common, or "blended", surcharge applied to all cards be implemented. The rules surrounding the fixing of the surcharge require that where a number of card types are accepted, the surcharge should reflect the lowest merchant service fee that is applied to any of the card types accepted via any of the payment methods.

In Council's case the Merchant Service Fee charged ranges from 0.4% of the total of each transaction to 1.5% of the total of each transaction. As such the surcharge rate that can be applied is 0.4%.

Under the new RBA rules a merchant can review their surcharges based on the evidence of the average cost of acceptance over the most recent twelve-month period. The average cost of acceptance is to be supplied to merchants annually by their respective payment facilitator, however as these acceptance cost reports will not be available until 2017 Council is obliged to fix the surcharge rate based on the cost evidence currently to hand, being the Merchant Service fee.

The new RBA rules further require that all surcharges must be applied as a percentage of the transaction amount. A flat fee per transaction is no longer permitted.

Accordingly the current surcharge applied to credit card payments of 1.0% will be reduced to 0.4% prior to 1 September 2016.

PAGE: 4
REPORT NUMBER: 16A0079 MC:je
SUBJECT: RESERVE BANK CREDIT CARD SURCHARGE REFORMS

CONSULTATION PROCESS

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

- Revenue Team Leader

POLICY IMPLICATIONS

There are no impediments to the amendment of the surcharge pursuant to current Council Policies.

BUDGET AND RESOURCE IMPLICATIONS

The current amount collected for credit card surcharges based on a 1.0% surcharge, in 2015/2016 is \$51,000. As the charge was implemented from 1 January, had the surcharge been initially set at 0.4% this would equate to collections of \$20,400.

The budget for surcharges for 2016/2017 was initially set at \$75,000, this will be reviewed in view of the application of the reduced surcharge rate.

The process to implement the change to the surcharge rate within Council's own systems is straightforward, with no additional costs incurred.

Australia Post has advised that a charge of \$5,600 will apply to cover their costs to update receipting software across their retail network plus telephone and online payment systems to implement the change to the surcharge.

With the new RBA rules only permitting a percentage based surcharge, it is not feasible to apply surcharges to parking machine transactions. The calculated surcharge on daily charges for both on and off street parking would be less than \$0.05 per transaction and would not recoup the additional setup and administration costs.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Council is required to implement changes to the current surcharge rate to comply with Commonwealth legislation; these changes must be in place by 1 September 2016.

Australia Post has advised that the software release date that is closest to the 1 September implementation deadline is 23 August 2016. This date also coincides with the expected delivery date of the 2016/2017 Annual Rate Notices.

The Australian Competition and Consumer Commission have been charged with ensuring compliance.

PAGE: 5
REPORT NUMBER: 16A0079 MC:je
SUBJECT: RESERVE BANK CREDIT CARD SURCHARGE REFORMS

ENVIRONMENTAL IMPLICATIONS

Nil

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

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

MILES CRAIGHEAD
FINANACE MANAGER

DIANA LEEDER
GENERAL MANAGER
CORPORATE SERVICES

For enquiries, please contact Miles Craighead on 8930 0523 or email:
m.craighead@darwin.nt.gov.au.

ENCL:	CORPORATE & ECONOMIC DEVELOPMENT	AGENDA ITEM:	10.1.3
YES	COMMITTEE/OPEN		
REVIEW OF CITY OF DARWIN POLICY NO. 009 – COUNCIL PROPERTY			
REPORT No.:	16A0084 DL:je	COMMON No.:	2078949
		DATE:	18/07/2016

Presenter: General Manager Corporate Services, Diana Leeder

Approved: Chief Executive Officer, Brendan Dowd

PURPOSE

The purpose of this report is to seek Council endorsement to rescind City of Darwin Policy No. 009 - Council Property as it is no longer relevant.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies of the City of Darwin 2012 – 2016 as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

5 Effective and Responsible Governance

Outcome

5.3 Good governance

Key Strategies

5.3.1 Demonstrate good corporate practice and ethical behaviour

KEY ISSUES

- City of Darwin Policy No. 009 – Council Property was established in 2010 to provide a framework for miscellaneous property administration practices.
- Many of the matters covered have been dealt with through the development of specific new policies.
- The remaining matters are operational and more suited to operational policies that allow some discretion.

RECOMMENDATIONS

THAT it be a recommendation to Council:-

- A. THAT Report Number 16A0084 DL:je entitled Review of City of Darwin Policy No. 009 – Council Property, be received and noted.
- B. THAT City of Darwin Policy No. 009 – Council Property be rescinded.

PAGE: 2
 REPORT NUMBER: 16A0084 DL:je
 SUBJECT: REVIEW OF CITY OF DARWIN POLICY NO. 009 – COUNCIL PROPERTY

BACKGROUND

All Council policies are reviewed once in each term of Council. Policy No. 009 – Council Property was amended in 2014 by the addition of a statement on the provision of public toilets.

DISCUSSION

The policy summary for Policy No. 009 – Council Property states that it is to establish a framework for the administration of property (including public places) under Council's care, control and maintenance. The topics covered and the requirement for a policy document are detailed below:

Fencing Contributions by Council

The policy sets out the costs to be borne by Council in contributing to a dividing fence. The Northern Territory Fences Act defines the responsibilities of each party to a dividing fence and allows for referral to a Tribunal if either party is disaffected. It is not considered that a Council policy adds any clarity or simplification to the issue. The policy allows for referral to Council requests from community organisations of a charitable or non-profit nature for a contribution by Council and this would continue.

Hawkers

This section dealt with application of the Hawkers Act within the municipality. This legislation has been repealed and such activities are covered by Council by-laws and mobile food stall policy – City of Darwin Policy No. 079 – Street Food.

Mindil Beach Carnival Area

This section deals with the operational permit conditions of the Mindil Beach Carnival Area, the area on which parking occurs for the Mindil Beach Sunset Markets and can be more flexibly dealt with as an operational policy or procedure.

Mobile Food Stalls

Council has adopted a separate policy, City of Darwin Policy No. 079 – Street Food to replace the provisions of this section.

Monuments

This section deals with maintenance issues and is more appropriately a procedural matter.

Native Title

This section is no longer relevant.

Public Meetings in the Central Business District

This section nominates Civic Park as the designated area for public meetings. This can be dealt with through the issuing of permits for such activities by the Customer Services Section.

Public Places Activities

This section reiterates requirements of the City of Darwin by-laws and is superfluous.

PAGE: 3
 REPORT NUMBER: 16A0084 DL:je
 SUBJECT: REVIEW OF CITY OF DARWIN POLICY NO. 009 – COUNCIL PROPERTY

Public Toilet Provision

Council adopted a Public Toilet Policy Statement and a hierarchy of public toilet provision to guide its decision making at the second ordinary meeting in May 2014. It is not considered that any additional public benefit is gained from the inclusion of this statement in a policy. Public toilet locations are indicated on a facilities map available on Council's website.

Smoke Free Venues

This section makes reference to legislation prohibiting smoking in certain public places. The Gardens Amphitheatre and Council owned playgrounds and the area within 10 metres of the playground are defined as smoke-free. This would be more usefully dealt with by advice on Council's website, as is the case for the Funbus being a smoke-free environment, and in conditions for hire for the Amphitheatre.

Street Parties

This section deals with permit conditions for street parties and is more appropriately dealt with as an operational procedure.

The Mall

Activities able to be conducted in The Mall are listed. These are all contained within Council's by-laws and annual schedule of fees and charges. Conditions under which an out trading permit will be granted are detailed but these could be more appropriately managed as standard conditions on permit applications, supported by a separate operational procedure.

Vandalism

This refers to the Chief Executive Officer's discretion to offer a reward for information resulting in the apprehension and successful prosecution of a guilty person and is not necessary to contain within a policy.

CONSULTATION PROCESS

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

- General Manager Community and Cultural Services
- General Manager Infrastructure

POLICY IMPLICATIONS

Nil

BUDGET AND RESOURCE IMPLICATIONS

Nil

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Nil

PAGE: 4
REPORT NUMBER: 16A0084 DL:je
SUBJECT: REVIEW OF CITY OF DARWIN POLICY NO. 009 – COUNCIL PROPERTY

ENVIRONMENTAL IMPLICATIONS

Nil

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

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

DIANA LEEDER
GENERAL MANAGER
CORPORATE SERVICES

BRENDAN DOWD
CHIEF EXECUTIVE OFFICER

For enquiries, please contact Diana Leeder on 8930 0537 or email:
d.leeder@darwin.nt.gov.au.

Attachments:

Attachment A: City of Darwin Policy No. 009 – Council Property

Title: **Council Property - General**

Policy No: 009

Adopted By: Council

Next Review Date: 23/02/2014

Responsibility: CEO

Document Number: 2117993

Version	Decision Number	Adoption Date	History
1	20\2501	23/02/2010	Adopted
2	21\2204	27/05/2014	Adopted inclusion of policy statement for Public Toilets

1 Policy Summary

To establish a framework for the administration of property (including public places) under the Council's care, control and management:

- Fencing Contributions By Council
- Hawkers
- Mindil Beach Carnival Area
- Mobile Food Stalls
- Monuments
- Native Title
- Public Meetings In The Central Business District
- Public Places Activities
- Public Toilet Provision
- Smoke free Venues
- Street Parties
- The Mall
- Vandalism - Reward for Information

2 Policy Objectives

To provide guidance to the public and staff in respect to the management of property under the care, control and management of the Council.

3 Background

City of Darwin is responsible for the care, control and management of property within the City ranging from roads to parks and other public places through to council owned buildings.

4 Policy Statement

Fencing Contributions By Council

In all cases where a notice of intention to construct a fence adjoining Council owned land is served on Council -

If the fence is not for public purposes and subject to all provisions of the Northern Territory Fences Act being met, Council will meet half the cost of constructing a "sufficient" fence, as defined under the Act.

If the fence is for public purposes and in particular a park or reserve (but not a road, laneway or walkway), Council will meet half the cost of a 'standard' fence (800mm high ring lock pig wire fence supported by star pickets), or a 1.2m high chainmesh with pipe support.

If the fence abuts a road, laneway or walkway, Council will NOT contribute towards any fencing cost.

In assessing what constitutes a sufficient fence in (a) above the requirements of the Northern Territory Fences Act will apply and that includes consideration of the nature of the area and existing fences in the area.

In assessing the contribution to be made by Council, a minimum of three (3) quotes will be obtained from fencing contractors in respect of either a sufficient (as in (a)), or a standard (as in (b)) fence as necessary.

The lowest quote will be the basis for the contribution to be made by Council.

If any notice is served on Council which, for some reason, the notice of proposals contained therein does not comply with the Northern Territory Fences Act, the proponent will be advised that Council is not prepared or required to contribute towards the cost of the proposed fence.

Where the adjoining owner seeks a contribution towards adjoining fencing and is a community based organisation and of a charitable or non-profit nature such requests be referred to Council for specific consideration.

Hawkers

Licensed hawkers may operate according to the Hawkers Act but not within a radius of 300 metres of a business of a like nature during the trading hours of such a business.

Mindil Beach Carnival Area

Council will not agree to one off hire of the Mindil Beach carnival area on Thursday nights. Hire of the site by circuses will only be agreed to after consideration of alternative venues and in consultation with Council, the hirer and the markets.

Firm conditions of hire will be developed for circuses which take into account minimising the affect on the leased area and the parking requirements on Thursday nights.

Mobile Food Stalls

Council will only permit the operation of mobile food stalls subject to the "Guidelines for Establishment and Operation of Mobile Food Stalls".

A limited number of mobile food stall permits will be available at the following locations:

Nightcliff Boat Ramp	2
Nightcliff Swimming Pool Car Parks	2 in each
Opposite number 300 Casuarina Drive	1
Opposite Chapman Road	1
East Point Reserve (Car Park)	1
Dudley Point	1
Vesteys Beach	1
Mindil Beach	1

Hours of operation will be late afternoon and evening of Saturday and Sunday only, with the exception of East Point at which trading on public holidays is permitted.

Monuments

Council will seek to ensure the appropriate maintenance of monuments, memorials and other items of historical significance on Council controlled land.

- There will be an annual maintenance review of all monuments.
- A register of monuments will be maintained.

Native Title

As a matter of policy, Council will register its interest in any Native Title applications over land within the municipality.

Public Meetings In The Central Business District

To cater for public meetings:

- The Civic Square Gardens off Smith Street is the designated area where public meetings may be held in the Central Business District.
- Organisers will be responsible for the removal of all or any litter generated by public meetings.

Public Places Activities

The conduct of stalls, business concessions or other regular organised activities in public places is subject to a permit being issued by Council.

Permit fees are set by Council either annually in the Schedule of Fees and Charges or as a result of specific consideration of a particular activity.

Public Toilet Provision

Public toilets are necessary elements in creating inclusive, accessible and sustainable cities. The provision of public toilets enables people of all ages, abilities and social situations to participate equitably in public places. Public toilet provision also has important implications for public health and safety, supports tourism and addresses acute quality of life issues.

The City of Darwin will ensure;

- Public toilet provision is demand driven;
- Public toilets provide universal access;
- Public toilets are well designed, maintained and safe; and
- Public toilets are sustainable and minimise environmental impacts.

Public Toilet Design Criteria

Universal design principles will be applied to all facilities. Public facilities will be site specific and informed by need. Appropriate community and stakeholder consultation will be conducted in accordance with Council policy. The design of public toilets will be informed by and include, but not limited to the following:

- CPTED principles;
- National Construction Code of Australia;
- Disability Discrimination Act 1992;
- Appropriate, accessible directional and operational signage;
- Safety fixtures and fittings, including sharps dispensers;
- Environmental sustainability;
- Parent and Family Friendly;
- Maintenance and life-cycle costs; and
- Site sensitivity.

Quality and Service Levels

All public toilets will be maintained to a high level of hygiene and cleanliness.

Smoke Free Venues

City of Darwin supports smoke-free areas in accordance with "SmokeFree NT" which refers to the laws that prohibit smoking in public places.

The following areas to be smoke-free:

Civic Centre

Smoking is banned in the Civic Centre building and in all other air confined workplace buildings.

Council Vehicles

Smoking is banned in all Council plant and vehicles.

Gardens Amphitheatre

The Gardens Amphitheatre was established as a smoke free venue effective 1 January, 2008.

Playgrounds

Council Owned Playgrounds are smoke-free areas as at 1 July 2008. The smoke-free zone is within 10 metres of Council Playgrounds. Clear signage will be displayed including the international no-smoking symbol.

Street Parties

The following will apply in respect of street parties:

- The issue of a permit for a street party associated with licensed premises will only be considered in conjunction with the concluding festivities for the Festival of Darwin or New Year's Eve celebrations and/or other significant community celebrations.
- Street parties in association with licensed premises are limited to the Central Business District and only one permit will be granted on any one occasion.
- Council does not encourage or promote street parties in association with licensed premises and promoters are encouraged to seek alternative venues suitable for this type of event.
- Applications for street parties will only be considered following a survey of the immediate area, conducted by the applicant, and after referral to relevant authorities. If legitimate concerns are raised by another authority during consideration of an application then Council will refuse that application.
- Breaches of conditions of a permit may result in no further permits being issued for that promoter, agent or venue.

- Security deposits and all other relevant fees are paid in advance prior to the permit being issued.
- Advertising of the road closure of such an event will be at the direct cost to the applicant whether the advertising is undertaken by Council or the applicant. The advertisement must be a Public Notice in the NT News and be approved by Council beforehand.
- Any commercial application for a road closure where alcohol is not to be sold or consumed, be considered on its merits and appropriate conditions applied.
- Any application for a residential street party will be considered on its merits and appropriate conditions apply.
- Where Council has actively given support to the event such as in kind assistance ie waiver of fees, that appropriate recognition be given to the role of City of Darwin in such celebrations.
- That prior to a permit being issued, evidence of appropriate public liability insurance in relation to the site covered by the permit, be sighted.

The Mall

Busking

Permits for busking in the Mall pursuant to City of Darwin By Law No. 109 may be obtained for a fee in accordance with Council's Fees and Charges. Permits will be subject to conditions which must be adhered to.

Displays, Promotions and Performances.

Persons, private companies or organisations may obtain permits for displays, promotions, performances and fund raising in the Mall pursuant to City of Darwin By Law No. 109. A fee in accordance with Council's Schedule of Fees and Charges will be applicable.

Markets And Late Night Trading

Persons, private companies or organisations may obtain permits for markets at times to be agreed or late night trading in the Mall between the hours of 10.00 pm and 6.00 am up to seven days per week pursuant to City of Darwin By Law No. 109. A fee will be charged in accordance with Council's Schedule of Fees and Charges. Permits will be subject to conditions which must be adhered to and public risk insurance will be required.

Traders Permits

Mall Traders may obtain permits to trade in the Mall pursuant to City of Darwin By Law No. 109. A fee in accordance with Council's Schedule of Fees and Charges will be applicable. All fees are payable in advance.

Mall traders be permitted to set up tables and racks of goods for sale or display in the Mall as ancillary to their business in accordance with the following guidelines:

- Mall traders are defined as *shops with direct Mall frontage or shops in arcades with direct Mall frontage.*
- Arcade traders are defined as *those traders whose store is situated in an arcade adjacent to the Mall.*
- A trader must have occupied the premises for six months, or, have a registered lease for the premises prior to seeking permission to trade out.

Out-trading in The Mall is to be ancillary to the main leased premises which will be demonstrated by the following:

- evidence of a lease premises in the Mall or one of its arcades.
- the leased premises must be the principal source of business and open for trade during normal business hours.
- the leased premises must be staffed at all times during normal business hours.
- out-trading in the Mall must form an ancillary component of The Mall trader's main business.
- goods offered for sale must be of a type normally available for purchase within the shop which is conducting the stall.

All displays are to be inspected by an authorised Council Officer to ascertain that they do not interrupt pedestrian traffic flows and that they are in an area allotted by an authorised Council Officer.

Traders with Mall frontage may trade in front of their store subject to these guidelines, however, where fixed obstacles such as planter boxes or electrical installations would cause a display to disrupt traffic flow an authorised Council Officer may allocate space in the centre of the Mall. Traders within adjacent arcades may be allocated space equivalent to the arcade frontage by an authorised Council Officer adjacent to the arcade frontage, in such a manner as not to disrupt traffic flow.

Stalls must be aesthetically pleasing and set up on display units approved by an authorised Council Officer provided that:

- Only 1 x trestle not exceeding 3.0m by 0.75m & 1 x clothes rack not exceeding 1m square or diameter is used in each display; or
- 3 x clothes racks each not exceeding 1m square or diameter.

Permits will be issued on the understanding that the trader is solely responsible for any insurance claims whatsoever in relation to the stall and its contents; A copy of a current Public Liability Insurance Policy is to be lodged with applications.

If food is to be offered for sale the appropriate Health Department approvals must be submitted to Council before a permit will be issued.

An Authorised Council Officer will be responsible to determine that all goods sold on stalls are the type normally sold within the shop operating the stall.

No soliciting of custom is to be undertaken by stall holders or assistants in The Mall.

Mall traders will not be permitted to sublet stalls outside their premises to third parties.

Vehicular Access

Vehicular access to the Mall is limited to ensure a safe and attractive pedestrian environment.

Vandalism - Reward for Information

In case of damage to Council property by vandalism, where information is supplied which results in the apprehension and successful prosecution of the guilty person, the Chief Executive Officer may, at his/her absolute discretion, pay a reward of up to \$1,000 to the person supplying that information.

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

OPEN SECTION

CEDC07/8

Corporate & Economic Development Committee Meeting – Monday, 18 July 2016

10.2 OFFICERS REPORTS (RECEIVE & NOTE)

ENCL: NO	CORPORATE & ECONOMIC DEVELOPMENT COMMITTEE/OPEN	AGENDA ITEM: 10.2.1
QUARTERLY ON-STREET AND OFF- STREET PARKING STATISTICS APRIL - JUNE 2016		
REPORT No.: 16A0080 LC:hw	COMMON No.: 376351	DATE: 18/07/2016

Presenter: Manager Business Services, Liam Carroll

Approved: General Manager Corporate Services, Diana Leeder

PURPOSE

This report provides statistical information for car parking in the Darwin Central Business District (CBD) for the quarter ending 30 June 2016 and a summary of annual activity.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies of the City of Darwin 2012 – 2016 as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

2 Vibrant, Flexible and Tropical Lifestyle

Outcome

2.1 Improved access and connectivity

Key Strategies

2.1.4 Provide parking facilities to meet community needs

KEY ISSUES

Overall total car parking revenue has declined by 2% (\$116,377) from \$5.1 million last year to \$4.9 million compared to last year.

RECOMMENDATIONS

THAT the Committee resolve under delegated authority:-

THAT Report Number 16A0080 LC:hw entitled Quarterly On-street And Off-street Parking Statistics April - June 2016, be received and noted.

BACKGROUND

Nil

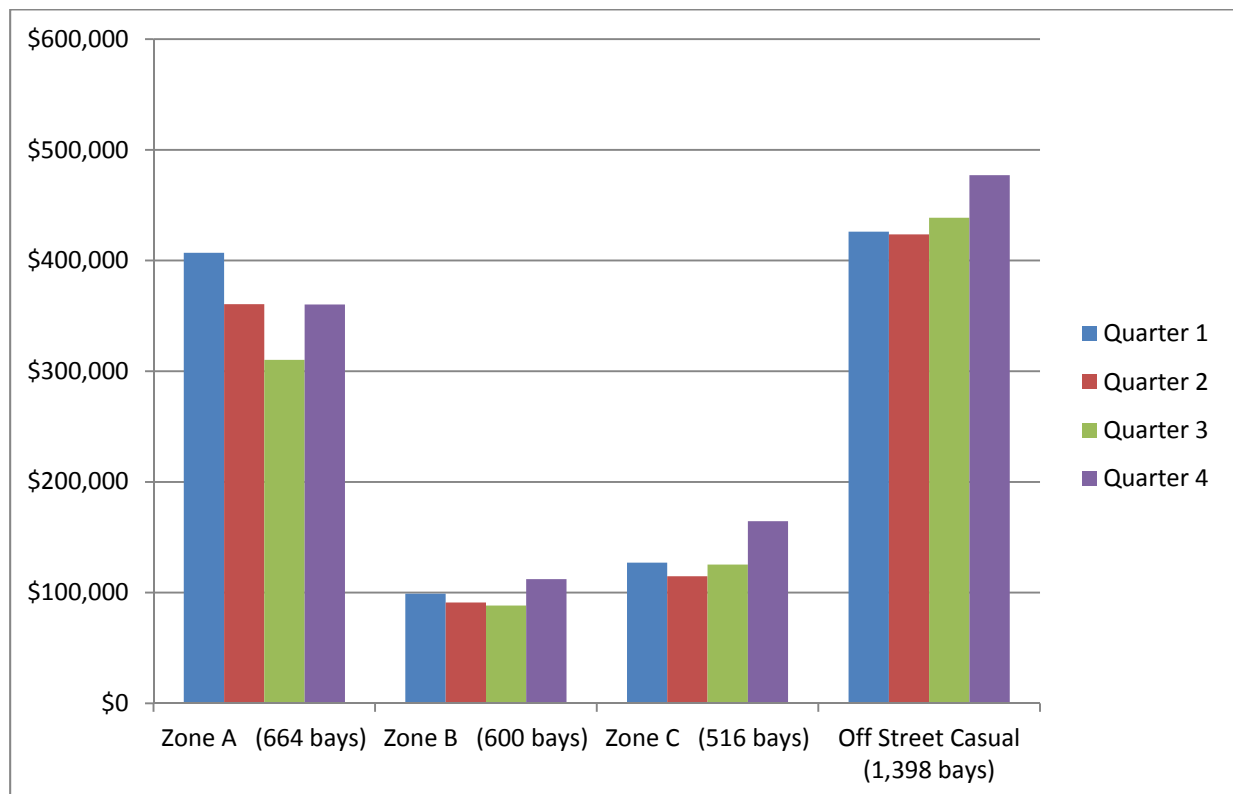
PAGE: 2
 REPORT NUMBER: 16A0080 LC:hw
 SUBJECT: QUARTERLY ON-STREET AND OFF-STREET PARKING STATISTICS
 APRIL - JUNE 2016

DISCUSSION

For the quarter April – June 2016, Council generated a total of \$636,920 for on-street car parking. Total revenue is down \$11,610 on the previous year's quarter. Zone A increased by \$1,790, Zone B decreased by \$19,125 and Zone C increased by \$5,724.

		Number of Bays	Net Quarterly Income April - June 2015/2016	Net YTD Income 2015/2016	Net Quarterly Income April - June 2014/2015	Net YTD Income 2014/2015
Zone A	Actual Income	664	\$ 360,346	\$ 1,438,144	\$ 358,556	\$ 1,491,751
	% of Potential Income		43%	42%	45%	46%
Zone B	Actual Income	600	\$ 112,114	\$ 390,652	\$ 131,239	\$ 517,943
	% of Potential Income		20%	18%	26%	25%
Zone C	Actual Income	516	\$ 164,460	\$ 531,720	\$ 158,736	\$ 603,544
	% of Potential Income		75%	61%	79%	74%
Total	Actual Income	1780	\$ 636,920	\$ 2,360,517	\$ 648,530	\$ 2,613,238
	% of Potential Income		40%	36%	43%	43%

The total revenue per quarter for year ended 30 June 2016 is as follows

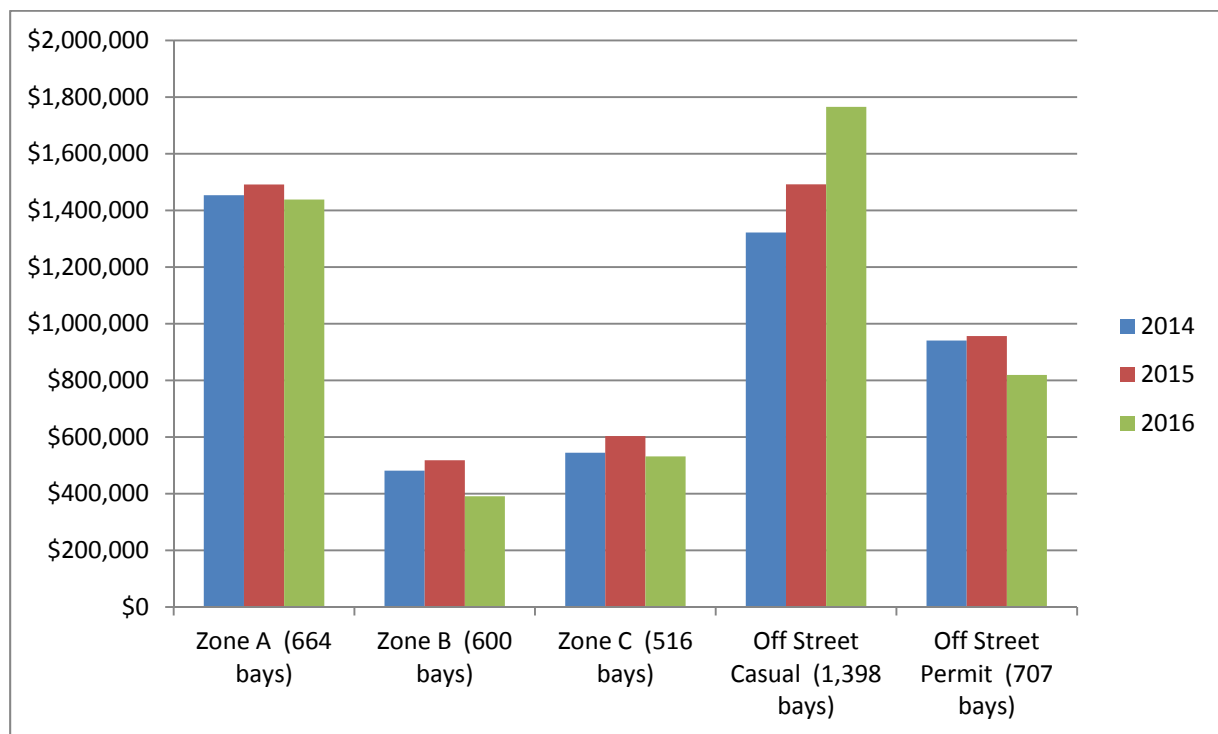


PAGE: 3
 REPORT NUMBER: 16A0080 LC:hw
 SUBJECT: QUARTERLY ON-STREET AND OFF-STREET PARKING STATISTICS
 APRIL - JUNE 2016

Overall on and off street car parking revenue has declined by \$252,721 (9.6%) compared to the twelve month period last year; Zone A decreased by \$53,607 (3.6%), Zone B decreased by \$127,291 (24.6%) and Zone C decreased by \$71,824 (11.9%). Overall occupancy/utilisation is down 7% from 43% to 36% for the 12 month period.

Compared to 2014 total on street car parking revenue has declined by \$118,829 (4.8%).

Total on street car parking revenue over the past three years is displayed as follows; with the decline in on street revenue for 2016 offset by an increase in off street casual parking revenue of \$136,345 (5.6%).



PAGE: 4
 REPORT NUMBER: 16A0080 LC:hw
 SUBJECT: QUARTERLY ON-STREET AND OFF-STREET PARKING STATISTICS
 APRIL - JUNE 2016

For the year ended 30 June 2016 Council generated a total of \$2,584,760 from off-street car parking, up \$136,345 (5.6%) on the previous year. All off street car parks have recorded an increase in revenue other than West Lane car park with the most significant increase occurring at Chinatown up \$185,340 (136%) in casual parking revenue compared to last year.

However almost all of the increased revenue in off street car parking can be attributed to the 6.9% price increase in parking fees from 2015 in addition to the significant price increases in permit parking of 20% to 30%.

While overall occupancy/utilisation of off street car parking has increased by 7% this is principally as a result of Chinatown which increased in occupancy/utilisation by 36% from 25% to 61%.

			Number of Bays	Net Quarterly Income April - June 2015/2016	YTD Net Income 2015/2016	Net Quarterly Income April - June 2014/2015	YTD Net Income 2014/2015
Westlane	Reserved Bays	Actual Income	188	-\$ 58,503	\$ 321,756	-\$ 8,621	\$ 373,576
	Casual Bays	Actual Income	252	\$ 132,969	\$ 491,454	\$ 124,873	\$ 495,732
	% of Potential Income			94%	86%	100%	98%
Cavenagh St	Reserved Bays	Actual Income	71	-\$ 7,457	\$ 73,704	-\$ 1,951	\$ 109,769
	Casual Bays	Actual Income	330	\$ 103,397	\$ 406,494	\$ 93,637	\$ 343,376
	% of Potential Income			105%	103%	115%	104%
McLachlan St	Reserved Bays	Actual Income	16	-\$ 2,501	\$ 16,917	-\$ 2,327	\$ 13,195
	Casual Bays	Actual Income	70	\$ 21,077	\$ 78,755	\$ 19,332	\$ 71,382
	% of Potential Income			101%	94%	104%	94%
McMinn St	Casual Bays	Actual Income	238	\$ 45,445	\$ 168,661	\$ 36,949	\$ 158,275
	% of Potential Income			106%	98%	103%	109%
Mitchell/Daly	Reserved Bays	Actual Income	24	-\$ 1,241	\$ 13,191	\$ 74	\$ 12,834
	Casual Bays	Actual Income	74	\$ 14,281	\$ 58,619	\$ 14,797	\$ 56,993
	% of Potential Income			107%	109%	115%	109%
Nichols Pl	Reserved Bays	Actual Income	42	-\$ 986	\$ 34,942	-\$ 279	\$ 32,265
	Casual Bays	Actual Income	100	\$ 34,253	\$ 127,860	\$ 29,236	\$ 118,597
	% of Potential Income			115%	107%	105%	105%
Chinatown	Reserved Bays	Actual Income	157	-\$ 31,224	\$ 253,503	-\$ 49,091	\$ 322,974
	Casual Bays	Actual Income	332	\$ 96,701	\$ 321,955	\$ 44,415	\$ 136,585
	% of Potential Income			74%	61%	34%	25%
Darwin Oval	Reserved Bays	Actual Income	20	-\$ 1,145	\$ 19,459	-\$ 545	\$ 19,958
	Casual Bays	Actual Income	49	\$ 16,786	\$ 66,503	\$ 16,306	\$ 63,690
	% of Potential Income			115%	113%	120%	115%
Stott Ln	Reserved Bays	Actual Income	40	-\$ 2,545	\$ 37,964	-\$ 1,091	\$ 33,118
Woods St	Casual Bays	Actual Income	55	\$ 4,809	\$ 16,105	\$ 4,804	\$ 19,785
	% of Potential Income			48%	40%	52%	53%
Civic Ctr	Reserved Bays	Actual Income	62	\$ 13,651	\$ 47,985	\$ 9,026	\$ 38,800
Mitchell St	Casual Bays	Actual Income	38	\$ 7,354	\$ 28,933	\$ 7,045	\$ 27,511
	% of Potential Income			107%	105%	111%	107%
Total	Reserved Bays	Actual Income	620	-\$ 91,951	\$ 819,420	-\$ 54,806	\$ 956,490
	Casual Bays	Actual Income	1538	\$ 477,072	\$ 1,765,340	\$ 391,393	\$ 1,491,926
	% of Potential Income			94%	86%	85%	79%
GRAND TOTAL				\$ 385,121	\$ 2,584,760	\$ 336,588	\$ 2,448,416

2015/16 number of bays has altered compared to 2014/15, due to cancellations and movements during this period

A number of car parks achieved in excess of 100% occupancy for the year due to those car parks charging for all day parking yet turning over car parking usage.

PAGE: 5
REPORT NUMBER: 16A0080 LC:hw
SUBJECT: QUARTERLY ON-STREET AND OFF-STREET PARKING STATISTICS
APRIL - JUNE 2016

INFRINGEMENTS

A total of 30,560 infringements were issued in the CBD including off-street Car Parks for the year ended June 2016, down 2595 on the previous year.

CONSULTATION PROCESS

Nil

POLICY IMPLICATIONS

Council's parking fees are in line with Council's CBD Parking Strategy.

BUDGET AND RESOURCE IMPLICATIONS

The reduced actual car parking revenue has had significant budget resource implication reducing the budget revenue by over \$800,000 for the year.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Nil

ENVIRONMENTAL IMPLICATIONS

Nil

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

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

LIAM CARROLL
MANAGER BUSINESS SERVICES

DIANA LEEDER
GENERAL MANAGER
CORPORATE SERVICES

For enquiries, please contact Liam Carroll on 8930 0559 or email:
l.carroll@darwin.nt.gov.au.

ENCL: CORPORATE & ECONOMIC DEVELOPMENT
 YES COMMITTEE/OPEN AGENDA ITEM: 10.2.2

STATUS OF GRANT FUNDING AND AWARDS 2015/16

REPORT No.: 16TC0044 VG:mc COMMON No.: 1572185 DATE: 18/07/2016

Presenter: Manager Strategy & Outcomes, Vanessa Green

Approved: A/Executive Manager, Shenagh Gamble

PURPOSE

The purpose of this report is to provide the Committee with a summary of the status of grant and award applications submitted by Council during the 2015-2016 financial year.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies of the City of Darwin 2012 – 2016 as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

5 Effective and Responsible Governance

Outcome

5.3 Good governance

Key Strategies

5.3.1 Demonstrate good corporate practice and ethical behaviour

KEY ISSUES

- In 2015/16, City of Darwin submitted fifteen successful grant applications; receiving \$10,797,317 in external grant funding
- Council contributions of \$125,000 are in addition to in-kind contributions to funded projects
- Council was notified of seven unsuccessful applications, valued at \$11,760,000
- City of Darwin received three awards during 2015/16

RECOMMENDATIONS

THAT the Committee resolve under delegated authority:-

THAT Report Number 16TC0044 VG:mc entitled Status of Grant Funding and Awards 2015/16, be received and noted.

PAGE: 2
REPORT NUMBER: 16TC0044 VG:mc
SUBJECT: STATUS OF GRANT FUNDING AND AWARDS 2015/16

BACKGROUND

Council proactively seeks funding through external grant programs to contribute to the delivery of services and projects. Many of the projects selected for grant applications are planned projects identified in the annual Municipal Plan or the result of a previous Council decision.

Where a new project (not previously scoped by Council) is proposed for submission, formal endorsement is sought. When a proposal seeks funding not already provided for in annual budgets, a formal decision of Council is required.

City of Darwin is an innovative Council and many of our award recognised projects are the result of Council's openness to unique and creative approaches to developing our City and striving to achieve the vision and outcomes outlined in the *Evolving Darwin Towards 2020 Strategic Plan*.

DISCUSSION

Successfully obtaining grant funding is an important function for Council. Sourcing additional funding provides Council with a mechanism for delivering key projects that are aligned to achieving our *Evolving Darwin, Towards 2020 Strategic Plan*.

Funding opportunities are generally aligned with the policies and strategies of the Federal or Territory governments. Council officers monitor the internal, external and political environments seeking opportunities that will deliver on both City of Darwin and external policy and strategies.

Over the last couple of years, an important funding stream for local government has been the National Stronger Regions Funding (NSRF). Administered by the Department of Infrastructure and Regional Development, City of Darwin submitted the Barneson Boulevard project in application for Round 2 funding. Despite being unsuccessful in Round 2 funding, the Commonwealth and Northern Territory Government have agreed to fund the project with the Northern Territory government committing \$5M and the Commonwealth government committing \$29.5M.

The table at **Attachment A** represents the value of grant funds that have been approved during the 2015/16 financial year. The actual amount of grant money receipted by Council each year is reported via the Annual Report.

City of Darwin was selected the winner of three national awards during 2015/16. Awards recognise the outstanding achievements of Council and its staff and highlight the important role Council plays in shaping the future of our City. Details of the awards are listed at **Attachment B**.

PAGE: 3
REPORT NUMBER: 16TC0044 VG:mc
SUBJECT: STATUS OF GRANT FUNDING AND AWARDS 2015/16

The submission of award nominations provides Council with an opportunity to:

- recognise, reward and promote the achievements and success of City of Darwin's projects and programs;
- contribute to building Council's reputation; and
- acknowledge and recognise staff achievements.

CONSULTATION PROCESS

The following City of Darwin Departments have been consulted on this report:

- Corporate Services

POLICY IMPLICATIONS

Nil

BUDGET AND RESOURCE IMPLICATIONS

The success rate of obtaining grant funding should outweigh the resource costs associated with applying for grants. Any grant or award applications submitted which include a City of Darwin financial contribution are generally sourced from within existing program budgets or submitted to Council for endorsement

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Nil

ENVIRONMENTAL IMPLICATIONS

Nil

PAGE: 4
REPORT NUMBER: 16TC0044 VG:mc
SUBJECT: STATUS OF GRANT FUNDING AND AWARDS 2015/16

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

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

VANESSA GREEN
MANAGER STRATEGY &
OUTCOMES

SHENAGH GAMBLE
A/EXECUTIVE MANAGER

For enquiries, please contact Vanessa Green on 89300531 or email:
v.green@darwin.nt.gov.au.

Attachments:

Attachment A: Grant Applications
Attachment B: Award Applications

Successful Funding Applications

Funding Program	Funding Body	Project Name	Project Description	Total	Council's Contribution
General Purpose	Australian Government via the NT Grants Commission	No application - General Purpose Funding	No application - General Purpose Funding	\$874,846	\$0
Roads	Australian Government via the NT Grants Commission	No application - Roads Funding	No application - Roads Funding	\$214,952	\$0
Heritage Grants	Dept of Lands, Planning and the Environment	Pee Wee Camp	Clean up overgrown foliage around Sidney Williams hut next to Pee Wees on the Point	\$10,000	\$0
Financial Assistance Grants - Roads	Dept of Local Government and Community Services	Roads Funding	Roads Funding	\$918,215	\$0
Projects Fund	NTEPA	Commercial Waste Audit	Commercial Waste Audit	\$10,000	\$0
N/A	Dept of Sport and Recreation	Upgrade the Velodrome	Upgrade the Velodrome	\$1,500,000	\$0
Black Spot Funding	Australian Government Dept of Transport	Installation of roundabout at Ryland Rd and Clarke Crescent	Installation of roundabout at Ryland Rd and Clarke Crescent	\$75,000	\$0

Black Spot Funding	Australian Government Dept of Transport	Ryland Rd Pedestrian Refuge	Installation of pedestrian refuge at the intersection of Ryland Rd and Rossiter St	\$50,000	\$0
Community Development Fund	DPMC	Garamanak Park Shade structure	Garamanak Park Shade structure	\$75,000	\$25,000
Improving Strategic Local Roads	Dept of Transport	Cavenagh/Bennet Street Intersection	Upgrade the Cavenagh Bennett Street Intersection	\$1,000,000	\$100,000
Youth Engagement Grants Program	Office of Youth Affairs	Comic Book Workshops	Workshops with comic book artist Wayne Nichols at each of the Libraries	\$2,000	\$0
Roads	Australian Government via the NT Grants Commission	No application - Roads Funding	No application - Roads Funding 2nd Quarter	\$429,904	\$0
General Purpose	Australian Government via the NT Grants Commission	No application - General Purpose Funding	No application - General Purpose Funding 2nd Quarter	\$434,400	\$0
Safer Streets Program	Attorney-General's Department	Installation of Lights at Malak	Funding to install lights at Malak Shopping Centre	\$200,000	\$0
Science Week	National Science Week Community Grants NT	Solar Panel Display	Funding for Science Week Activities	\$3,000	\$0
Special Project Funding	NT Dept of Sport and Recreation	Parap Pool	Upgrade of Parap Pool	\$5,000,000	\$0
TOTAL				\$10,797,317	\$125,000

Unsuccessful Funding Applications

Funding Program	Funding Body	Project Name	Project Description	Total	Council's Contribution
Territory Natural Resource Management - Projects	Territory Natural Resource Management	East Point Reserve Osprey Artificial Nesting Platform Project.	City of Darwin plans to erect an artificial nesting platform suitable for the Eastern Osprey within East Point Reserve.	\$10,000	\$1,060
Special Purpose Grant	Dept of Local Government	Bicentennial Park Playground Lighting and Supporting Infrastructure	Install lighting and supporting infrastructure for MP009 Bicentennial Park	\$260,000	\$0
Improving Strategic Local Roads	Dept of Transport	Lee Point Road Engineering Study	Lee Point Road between McMillans Road and Vanderlin Drive Engineering Study	\$100,000	\$0
Improving Strategic Local Roads	Dept of Transport	Fannie Bay Traffic Upgrade	Fannie Bay Traffic Upgrade including installation of intersection at Buntine Road and extension of Kurringal Court	\$900,000	\$900,000
Improving Strategic Local Roads	Dept of Transport	Tambling Terrace Pedestrian Safety Project	Install a staggered pedestrian Crossing on Tambling Terrace	\$100,000	\$0
National Stronger Regions Fund	Dept of Infrastructure and Regional Development	Barneson Boulevard	Construction of Barneson Boulevard	\$10,000,000	\$5,000,000
Special Purpose Grant	Dept of Community Services and Local Government	Playground Shade Project	Funding to shade 10 playgrounds in City of Darwin	\$390,000	\$390,000
TOTAL				\$11,670,000	\$6,291,060

Attachment B: Award Applications

Successful Award Applications

Description of Nomination	Award Agency	Date submitted	Announced	Status
40th Anniversary of Cyclone Tracy Commemoration	Australian Event Awards	11/04/2016	11/09/2015	Winner
2014/2015 City of Darwin Annual Report	Australasian Reporting Awards	01/11/2015	20/04/2016	Winner - Gold
Nominee- Rosie Martinez	Victorian State Government	07/10/2015	01/04/2016	Winner

Unsuccessful Award Applications

Description of Nomination	Award Agency	Date submitted	Announcement
Darwin Safer City Plan	Department of Infrastructure and Regional Development	Mar-16	May-16

OPEN SECTION

CEDC07/9

Corporate & Economic Development Committee Meeting – Monday, 18 July 2016

11. INFORMATION ITEMS

11.1 Unconfirmed Risk Management & Audit Committee Meeting Minutes - 27 May 2016 (27/05/16)

*The minutes are **Attachment A**.*

THAT the unconfirmed Risk Management & Audit Committee Meeting Minutes from 27 May 2016 be received and noted.

ATTACHMENT A

CITY OF DARWIN

MINUTES OF THE RISK MANAGEMENT & AUDIT COMMITTEE HELD IN MEETING ROOM 1, CIVIC CENTRE, HARRY CHAN AVENUE ON FRIDAY, 27 MAY 2016 COMMENCING AT 9.00 AM.

PRESENT: Mr Iain Summers (Chairman); Member G J Haslett; Member S J Niblock; Mr Craig Spencer.

OFFICERS: General Manager Corporate Services, Dr Diana Leeder; Team Coordinator Risk Audit & Safety, Mr Tony Simons; Executive Assistant Corporate Services, Ms Jessica Eves.

*** INDEX ***		<u>PAGE</u>
1.	MEETING DECLARED OPEN	3
2.	APOLOGIES AND LEAVE OF ABSENCE	3
3.	ELECTRONIC MEETING ATTENDANCE.....	3
4.	DECLARATION OF INTEREST OF MEMBERS AND STAFF	3
5.	CONFIDENTIAL ITEMS.....	3
6.	WITHDRAWAL OF ITEMS FOR DISCUSSION.....	4
7.	CONFIRMATION OF MINUTES PERTAINING TO THE PREVIOUS RISK MANAGEMENT & AUDIT COMMITTEE MEETING	
	• Friday, 18 March 2016.....	4
8.	BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS RISK MANAGEMENT & AUDIT COMMITTEE MEETING	
8.1	Business Arising.....	4
9.	DEPUTATIONS AND BRIEFINGS.....	4

Reports, recommendations and supporting documentation can be accessed via the City of Darwin Council Website at www.darwin.nt.gov.au, or contact Corporate Services on (08) 89300 0539.

10. OFFICERS REPORTS

10.1	Audit Report on Internal Audit Program	5
10.2	Audit Report on Workplace Health & Safety Management System	6
10.3	Asset Management Audit - Update On Outstanding Audit Issue No. 145	7
10.4	Outstanding Audit Issue No. 122 - Review Of Finance Payroll Procedures.....	7
10.5	Outstanding Audit Issue No. 143 - Environmental Management System Assessment - Final Report	8
10.6	Outstanding Audit Issue No. 140 - Strategic Performance Framework - Progress Report 4	8

11. INFORMATION ITEMS

11.1	Outstanding Audit Issues Register	9
------	---	---

12. GENERAL BUSINESS

12.1	Coroner's Findings – Mr William Brown.....	9
------	--	---

13.	CLOSURE OF MEETING.....	9
------------	--------------------------------	----------

DRAFT

1. MEETING DECLARED OPEN

The Chairman declared the meeting open at 9:00a.m.

2. APOLOGIES AND LEAVE OF ABSENCE

Common No. 2695036

2.1 Apologies

Nil

2.2 Leave of Absence Granted

Nil

3. ELECTRONIC MEETING ATTENDANCE

Common No. 2221528

3.1 Electronic Meeting Attendance Granted

Nil

4. DECLARATION OF INTEREST OF MEMBERS AND STAFF

Common No. 2752228

4.1 Declaration of Interest by Members

Although it is not a declaration of interest, the Chairman noted that he is now involved in many of the Local Government Audit Committees in the Northern Territory as Chairman.

Member Spencer noted for Item 10.2 that he is a subcontractor for City of Darwin.

4.2 Declaration of Interest by Staff

Nil

5. CONFIDENTIAL ITEMS

Common No. 1944604

Nil

6. WITHDRAWAL OF ITEMS FOR DISCUSSION

(Niblock/Haslett)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that all Information Items and Officers Reports to the Risk Management & Audit Committee Meeting held on Friday, 27 May 2016 be received and considered individually.

DECISION NO.21\4450

(27/05/16)

Carried

7. CONFIRMATION OF MINUTES PERTAINING TO THE PREVIOUS RISK MANAGEMENT & AUDIT COMMITTEE MEETING

(Niblock/Haslett)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that the minutes of the previous Risk Management & Audit Committee Meeting held on Friday, 18 March 2016, tabled by the Chairman, be received and confirmed as a true and correct record of the proceedings of that meeting.

DECISION NO.21\4451

(27/05/16)

Carried

8. BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS RISK MANAGEMENT & AUDIT COMMITTEE MEETING

8.1 Business Arising

Coordinator Risk and Safety noted that the Control Self-Assessment is now in progress, and is approximately 75% complete. The next update report is due at the August meeting.

Craig Spencer joined at 9:08am.

9. DEPUTATIONS AND BRIEFINGS

Nil

Reports, recommendations and supporting documentation can be accessed via the City of Darwin Council Website at www.darwin.nt.gov.au, or contact Corporate Services on (08) 89300 0539.

10. OFFICERS REPORTS

10.1 Audit Report on Internal Audit Program

Report No. 16A0061 TS:mrg (27/05/16) Common No. 1536877

(Haslett/Spencer)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 16A0061 TS:mrg entitled Audit Report on Internal Audit Program, be received and noted.
- B. THAT the form include a reference to the inherent risk and residual risk for each audit topic.

DECISION NO.21\4452

(27/05/16)

Carried

ACTION: COORDINATOR RISK
NOTE: GM CORP

DRAFT

Reports, recommendations and supporting documentation can be accessed via the City of Darwin Council Website at www.darwin.nt.gov.au, or contact Corporate Services on (08) 89300 0539.

10.2 Audit Report on Workplace Health & Safety Management System
Report No. 16A0060 TS:ph (27/05/16) Common No. 2330262

(Haslett/Spencer)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 16A0060 TS:ph entitled Audit Report on Workplace Health & Safety Management System, be received and noted.
- B. THAT recommendations ranked as "high priority" (3.4.1.2, 3.2.6.1, 3.2.6.2, 3.4.6.7 and 3.4.6.9 as identified on the summary table of corrective actions) in **Attachment A** to Report Number 16A0060 TS:ph entitled Audit Report on Workplace Health & Safety Management System be transferred to the Outstanding Audit Issues Register
- C. THAT the recommendations ranked as "medium" and "low" priority in **Attachment A** to Report Number 16A0060 TS:ph entitled Audit Report on Workplace Health & Safety Management System be addressed through the WHS Committee Outstanding Issues Register.
- D. THAT the committee be provided with a general summary report back on the workplace health and safety committees activity against the outstanding medium to low priority items at its March 2017 meeting.
- E. THAT the impact of the Workplace Health & Safety audit findings be reflected in the annual risk register report to the committee in August 2016.

DECISION NO.21\4453

(27/05/16)

Carried

ACTION: PART B EA TO GM CORP
ACTION: PART C-E COORDINATOR RISK
NOTE: GM CORP

Reports, recommendations and supporting documentation can be accessed via the City of Darwin Council Website at www.darwin.nt.gov.au, or contact Corporate Services on (08) 89300 0539.

10.3 Asset Management Audit - Update On Outstanding Audit Issue No. 145

Report No. 16TS0081 NN:tz (27/05/16) Common No. 1713107

(Niblock/Haslett)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 16TS0081 NN:tz entitled Asset Management Audit - Update On Outstanding Audit Issue No. 145, be received and noted.
- B. THAT the completion dates for the following Outstanding Audit Issue No. 145 items be amended as follows:
 - i. Issue item 1 and 6 to July 2018
 - ii. Issue item 2 to July 2017
 - iii. Issue item 3 to July 2017
- C. THAT the Committee noted the removal of Issue items 4 and 5 from the Outstanding Audit Issue No. 145 Register as per Decision 21\3162(27/03/2015).

DECISION NO.21\4454

(27/05/16)

Carried

ACTION: EA TO GM CORP
NOTE: GM CORP
NOTE: MANAGER TECHNICAL

10.4 Outstanding Audit Issue No. 122 - Review Of Finance Payroll Procedures

Report No. 16A0033 MC:mp (27/05/16) Common No. 2862013

(Niblock/Haslett)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 16A0033 MC:mp entitled Outstanding Audit Issue No. 122 - Review Of Finance Payroll Procedures, be received and noted.
- B. THAT Outstanding Audit Issue No. 122 item 1.2.4 be moved to the Completed Audit Issues Register.

DECISION NO.21\4455

(27/05/16)

Carried

ACTION: EA GM CORP
NOTE: GM CORP
NOTE: MANAGER FINANCE

Reports, recommendations and supporting documentation can be accessed via the City of Darwin Council Website at www.darwin.nt.gov.au, or contact Corporate Services on (08) 89300 0539.

10.5 Outstanding Audit Issue No. 143 - Environmental Management System Assessment - Final Report

Report No. 16TC0018 SG:nj (27/05/16) Common No. 2110829

(Niblock/Haslett)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 16TC0018 SG:nj entitled Outstanding Audit Issue No. 143 - Environmental Management System Assessment - Final Report, be received and noted.
- B. THAT Outstanding Audit Issue No. 143, Sections 3.5, 3.6, 3.7 and 3.8 be moved to the Completed Audit Issues Register.

DECISION NO.21\4456

(27/05/16)

Carried

ACTION: EA GM CORP
NOTE: GM CORP
NOTE: MANAGER CLIMATE

10.6 Outstanding Audit Issue No. 140 - Strategic Performance Framework - Progress Report 4

Report No. 16TC0033 SJ:mb (27/05/16) Common No. 1230662

(Haslett/Spencer)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 16TC0033 SJ:mb entitled Outstanding Audit Issue No. 140 - Strategic Performance Framework - Progress Report 4, be received and noted.
- B. THAT the Outstanding Audit Issue Register be updated as detailed in **Attachment A** of Report Number 16TC0033 SJ:mb entitled Outstanding Audit Issue No. 140 – Strategic Performance Framework Audit – Progress Report 4.
- C. THAT Outstanding Audit Issue 140 be moved to the Completed Audit Issues Register with the exception of item 4.1.

DECISION NO.21\4457

(27/05/16)

Carried

ACTION: EA GM CORP
NOTE: GM CORP
NOTE: SENIOR ENGAGEMENT

Reports, recommendations and supporting documentation can be accessed via the City of Darwin Council Website at www.darwin.nt.gov.au, or contact Corporate Services on (08) 89300 0539.

11. INFORMATION ITEMS

11.1 Outstanding Audit Issues Register

Common No. 422690

(Niblock/Haslett)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT the Outstanding Audit Issues Register be received and noted.
- B. THAT the committee requests that completion dates for items 146 and 147 be included in the next report of the Outstanding Audit Issues Register.
- C. THAT the External Auditors Plan be tabled at the August 2016 Risk Management & Audit Committee meeting.

DECISION NO.21\4458

(27/05/16)

Carried

ACTION: PART B EA GM CORP
ACTION: PART C FINANCE MANAGER
NOTE: COORDINATOR RISK
NOTE: GM CORP

12. GENERAL BUSINESS

12.1 Coroner's Report – Mr William Brown

Common No.2809737

(Haslett/Niblock)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

THAT a report on Council's responses to the tree risks identified in the Coroner's Report be provided to the August 2016 Risk Management & Audit Committee meeting

DECISION NO.21\4459

(27/05/16)

Carried

ACTION: GM CORP

13. CLOSURE OF MEETING

(Niblock/Spencer)

The meeting closed at 11:39am.

Reports, recommendations and supporting documentation can be accessed via the City of Darwin Council Website at www.darwin.nt.gov.au, or contact Corporate Services on (08) 89300 0539.

Carried

**IAIN SUMMERS (CHAIRMAN) –
RISK MANAGEMENT & AUDIT
COMMITTEE MEETING – FRIDAY,
27 MAY 2016**

Confirmed On: *Friday, 26 August 2016*

Chairman: _____

DRAFT

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

OPEN SECTION

CEDC07/10

Corporate & Economic Development Committee Meeting – Monday, 18 July 2016

12. GENERAL BUSINESS