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Signed: *Murray*

**Youth Diversion Infrastructure  
Site Study**

**(November 2017)**

John A Coleman PSM

# Document Control

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<b>Author</b>	John Coleman PSM
<b>Intra Agency Support</b>	Mr David Ah Toy
<b>Document Approval</b>	Ken Davies Chief Executive Department of Families NT
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# 1. Executive Summary

## *The intent*

The purpose of this report is to provide advice on suitable locations and infrastructure to deliver diversionary activities (residential and non-residential) for young people involved in the youth justice system in the Northern Territory.

## *The focus*

This report focuses on the physical attributes of existing buildings/premises which might be used as diversion facilities and unimproved sites which might be suitable for development of a new facility at various locations across the Northern Territory.

It is not intended to identify sites or facilities for **detention** of young people. Rather it is intended to identify sites for facilities that are safe and secure residences for young people that are focused on allowing a changed direction and behaviour for individuals.

A different focus provides the opportunity within the individual site analysis to also outline employment prospects outside the confines of the facility. Whilst the opportunities have been identified, engagement with individual operators has been limited to the Northern Territory Cattlemen's Association (NTCA) and to a lesser degree the CEO of Humpty Doo Barramundi Farm at Middle Point. The opportunities identified with each are outlined in the individual analysis.

It will be up to those responsible for delivering of the diversionary programs to ensure the employment opportunities are not overlooked and to engage meaningfully with the various businesses, pastoralist, horticulturalist and government agencies.

## *The sites*

Over 20 sites were initially identified as options, but intensive assessments were confined to just 10 sites including those identified within the brief.

Those sites identified included Mataranka Station, Gunn Point Prison Farm, Hamilton Downs Youth Camp, and the Juno Training Centre near Tennant Creek. Alternate options were a site on Mataranka Station immediately adjoining the town, two sites at Gunn Point away from the Prison Farm, a site on Warrego Road in Tennant Creek, Loves Creek boot camp site near Ross River Resort and a more recent alternative, the NTCA cattle yards near Alice Springs.

## *Outcomes*

The **Juno Training Centre** near Tennant Creek has by far the best infrastructure readily available for the diversion of young people in the Northern Territory. It is extremely well equipped and has links to the pastoral industry for the replenishment of stock and future employment opportunities for young people going through the centre. At the same time its open grassed shady areas and facilities allow family engagement and cultural access. The Juno Training Centre's proximity to Tennant Creek ensures access to medical and emergency centres are provided within an appropriate timeframe.

Sites with no infrastructure but high prospects as diversionary facilities are the proposed **Northern Territory Cattlemen's Association (NTCA) Rural Industry Training Centre** at the Bohning Yards near Alice Springs and at the **Middle Point Village**. The NTCA program extends beyond the facility to provide on property training under supervision. Middle Point Village is at the centre of many horticultural, aquaculture, research and tourist operations. Both sites, though prospective, provide the greatest opportunities for future employment.

**Hamilton Downs Youth Camp and Loves Creek** offer some infrastructure in place but are limited in either availability or amenity. Hamilton Downs Youth Camp is available for six months of the year during the school breaks. Loves Creek has most infrastructure in situ, apart from a permanent water supply, but to be frank is a most uninviting venue.

**Mataranka Station** has potential, but will be costly to remediate and bring on line. **Mataranka Townsite** will require negotiation with the local Government Authority and has no existing infrastructure and will be costly to connect to services.

**Gunn Point Prison Farm** is not suitable for a number of reasons. These include the danger the existing buildings pose not only from asbestos within the buildings but also dangerous structures such as derelict buildings and a high-water tower with an accessible ladder. Whilst some services exist the required upgrade will be expensive.

The nearby **Gunn Point sites** identified as alternatives to the prison site will be less dangerous and less expensive to develop but opportunities for engagement with business for training and future employment are currently limited.

**Warrego** is unsuitable in terms of its lack of services and its sparse environment.

Each site has been assessed in relation to;

- tenure,
- services,
- road and emergency air access,
- proximity the nearest town and to medical and other services,
- suitability to maintain family and cultural connections,
- costs,
- timing, and
- opportunities for employment.

Sites were photographed and where possible videoed by drone.

#### **Non-Residential Sites**

The sites identified for non-residential Youth Diversion Infrastructure is the former Larrakia Training Facility on Berrimah Road at East Arm, Darwin, and the Centre for Appropriate Technology (CAT) in Alice Springs. The Larrakia Training Centre is currently leased, but the LDC is willing to negotiate a long-term arrangement with Government. The operations of the CAT centre in Alice Springs align with the likely training program being sought by the Department of Families for young people involved in the youth justice system. CAT has not been approached in the preparation of this report.

Both sites are fully serviced.

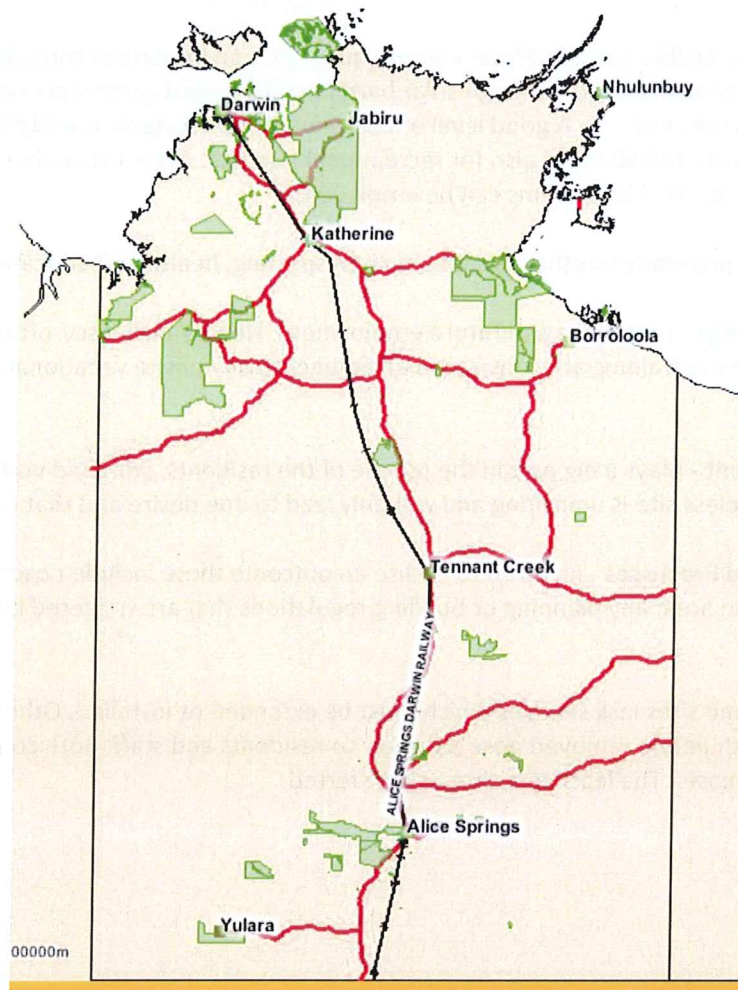
## 2. Project outline

### 2.1 Youth diversion infrastructure in the Northern Territory

The report provides advice on suitable locations and infrastructure to deliver diversionary activities (residential and non-residential) for young people involved in the youth justice system in the Northern Territory.

Specifically, this report examines options for available sites and infrastructure across the Northern Territory to provide a range of supported diversionary activities for young people involved in the youth justice system

Refer to Attachment A Project Brief.



## 2.2 Characteristics of a Good Site

**Location** - A site for a facility in each of the four regions across the Northern Territory is a desired outcome for the delivery of youth diversion programs. It is also desirable that the sites be proximate to the services offered by a town including medical and specialist services. Rotation of staff and their travel time and safety is also a consideration.

**Topography** - Sites need to be generally flat, not subject to inundation and on trenchable ground.

**Availability** - The tenure and location in relation to local government requirements and regulations on planning and building all impact on the timing and process lines and costs on delivering infrastructure.

**Access** - Roads that provide all weather access to the facilities is essential for the safety of residents and staff. Sites that offer an area for emergency helicopter access are preferred.

**Services** - Available Potable Water and the quantity is an important consideration. Electricity via mains power is preferred although solar battery systems and generators can be employed but at additional costs and risk. A good level of communications systems is preferred for the safety of both residents and staff but also for recreational pursuits. Access via either landline or mobile is desirable, but satellite systems can be employed.

**Amenity** – proximity to other facilities such as sporting, health and education facilities.

**Opportunities** - in training and future employment. Nearby business / properties which offer possible onsite training are considered an adjunct to any onsite vocational training that is intended.

**Environment** - plays a big part in the psyche of the residents, staff and visitors to a facility. A barren treeless site is uninviting and will only lead to one desire and that is to leave.

**Timing and Processes** - involved to realise an outcome these include negotiations to lease or sublease an area, any planning or building regulations that are triggered by the sites location, and;

**Costs** - Some sites lack services which must be extended or installed. Others have structures in place which unless removed pose a danger to residents and staff. Both conditions lead to increased costs. The least cost sites are preferred.

## **3. Assumptions**

### **3.1 Number of Residents**

Meetings with representatives of the Department of Family revealed that the optimum number of residents in the intended facility is between 8 and 10 residents at a time. The number of residents is pivotal to the costs estimates as a greater number of residents will alter the service requirements exponentially. For example, a normal domestic septic tank installation will cater for around 8 people, at a stretch 10. Above that number and the installation would have to increase in size or need to be duplicated. Additional land will be required for the additional evaporation/absorption trenches.

### **3.2 Profile of residents**

Assumed residents will be male around the age of 15 years most likely from either Darwin or Alice Springs with a minority from Katherine, Tennant Creek and remote communities.

### **3.3 Lifespan of Facility**

It is also assumed that the intended lifespan of the facility is around 10 years. Again, this is a pivotal assumption as arrangements over 12 years will trigger the need for full subdivision processes and survey. Such requirements will in turn trigger local government rules in relation to access, setbacks, rubbish removal, widening and likely upgrades to roads of many of the sites. This in turn will add to the costs and timeframe for the establishment of any facility.

### **3.4 Support**

The sites investigated across the Territory were assessed on the basis that they would have a similar resident and staffing requirement and that they were all low security establishments. It is also assumed that they would not be directly supported for services from the Doug Owston Correctional Centre/Alice Springs Correctional Centre or Don Dale Juvenile Detention facility. The sites assessed suggest that meals, laundry and education programs would be provided onsite. Medical and other support would come from the nearest town.

### **3.5 Nature of onsite facilities**

The facility is assumed to be largely residential in nature. Additional buildings such as classrooms/training hall or additional on-site workshops will add to the services requirements and footprint required.

### **3.6 Non-Residential sites**

Non-residential facilities will need to be in close proximity of the youth detention facilities in Darwin and Alice Springs. It is suggested that the maximum travel time for day use facilities would be 30 minutes each way.



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## 4. Sites

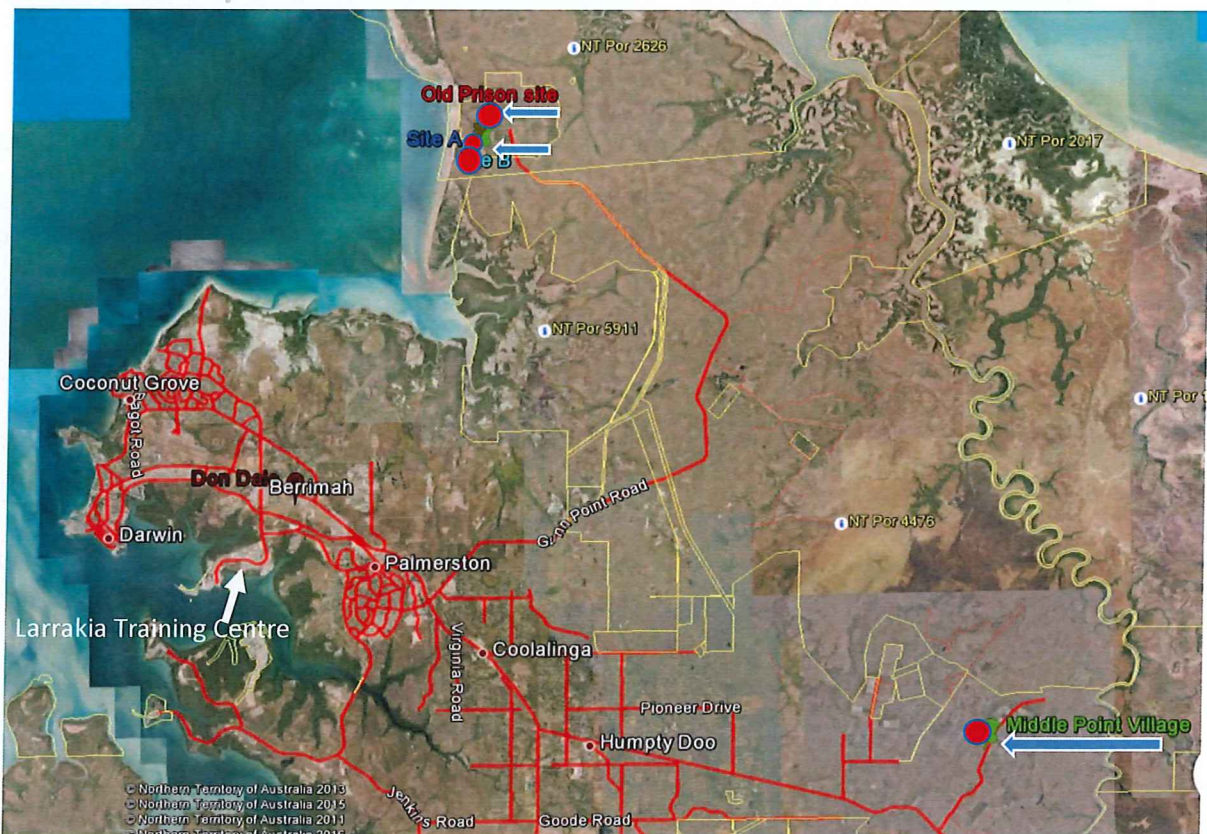
### 4.1 Introduction

Initially 24 sites were canvassed across the Northern Territory to ensure the best options were put forward as possible sites. Eleven were studied in detail. The 13 sites not studied in detail were removed early because of issues relating to isolation, tenure and in some cases lack of any proximate infrastructure. The Owen Springs site was replaced by the NTCA Rural Training Facility in the last week or two as the Owen Springs site was leased out to another party and the NTCA site became an option.

Sites are grouped into regions and listed in recommended order within the region.

### 4.2 Darwin Region Residential

- Section 1585 Hundred of Guy - Middle Point Village
- NT Portion 2626 - Gunn Point - 2 Sites adjacent to the Murrumujuk Town water tank
- Portion 1378 Hundred of Bagot - Gunn Point Ex Prison Farm Site



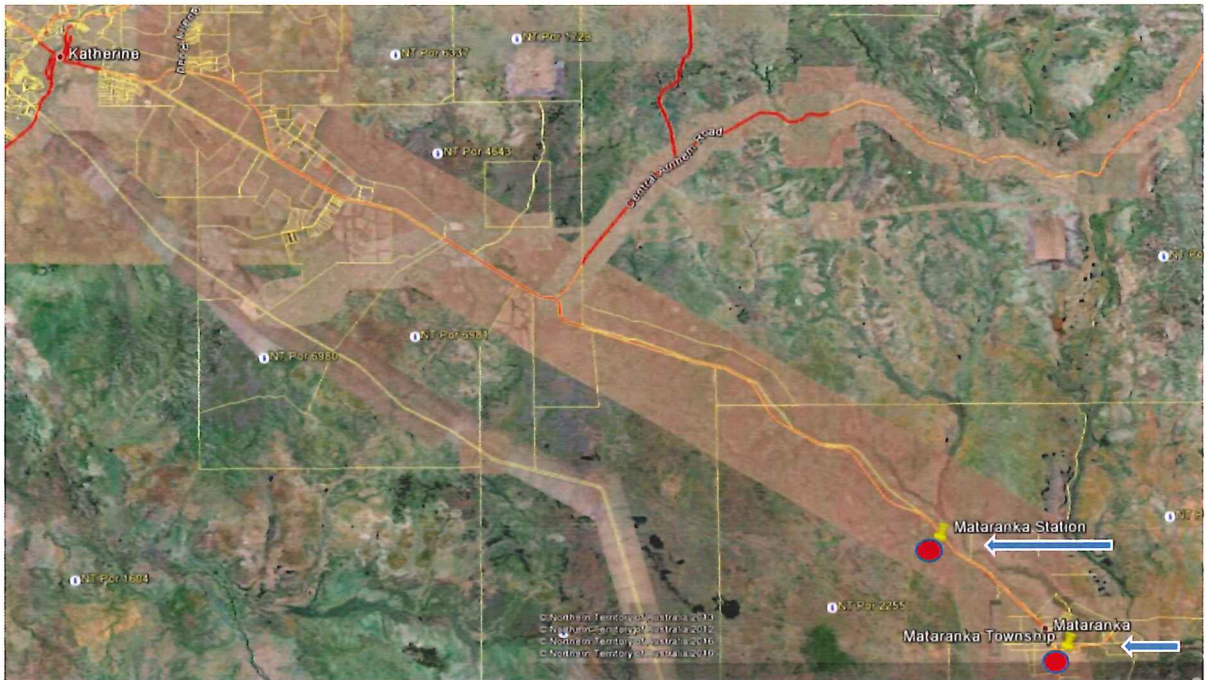
### 4.3 Darwin Region Non-Residential

- Former East Arm Larrakia Training Centre, Berrimah Road. Portion 5558 Hundred of Bagot.



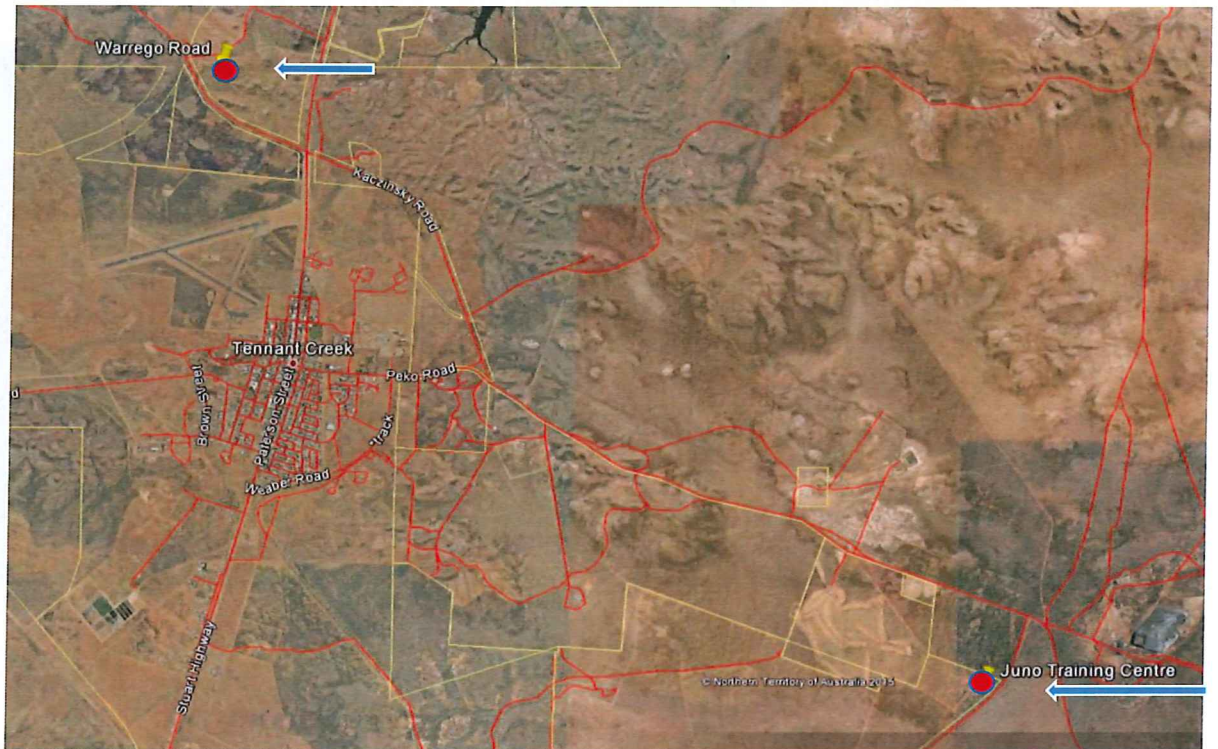
### 4.4 Katherine Region

- NT Portion 2255- Mataranka Station Homestead
- NT Portion 2255 - Mataranka Township area south of town but still within Mataranka Station



## 4.5 Tennant Creek Region

- NT Portion 1918 - Juno Horse Stables South East of Tennant Creek.
- NT Portion 4449 - Warrego Road Tennant Creek



## 4.6 Alice Springs Region Residential

- NT Portion 1534 - Hamilton Downs Youth Camp
- NT Portion 3944 - Bohning Road Alice Springs
- NT Portion 744 - Loves Creek Station



## 4.7 Alice Springs Region Non-Residential

- Centre for Appropriate Technology.



## **4.8 Sites discounted from detailed assessment**

The sites removed from the in-depth analysis following initial evaluation and discussion with the Department of Families were:

### **4.8.1 Top End**

- Talc Head - Balunu Foundation Youth Camp - *currently leased*
- Future Town of Weddell - Jenkins Road – *potential conflict future planning for the area*
- Crown land at Freds Pass – *The Planning Commission is undertaking a study for the area*
- Section 1530 Anzac Pde - Middle Point – *removed from services*
- Section 227 Hundred of Howard - Batchelor Stuart Highway intersection - *difficult site to develop*
- Section 63 Hundred of Howard - Christian Youth Camp - Coomalie Creek – *in the hands of a third party.*
- NTP 2624 Wildman (Horticultural precinct) near Shady Camp – *no services and isolated*

### **4.8.2 Katherine Region**

- NTP 3917 Burrundi - Ban Ban Springs Station Road - *no services and isolated*
- NTP 2700 Fish River Block adjacent to and south of Tipperary Station - *currently with Parks*
- NTP 4123 Bonrook -Dorisvale Road and Stuart Highway intersection - *no services and isolated*
- NTP 3315 Edith River (3km South of Edith River crossing) - *no services and isolated*
- NTP 4478 / 4663 Larrimah, land surrounding the town - *no services and isolated*

### **4.8.3 Alice Springs Region**

- NTP 1406 - Owen Springs Station - *Leased to alternate party. Removed 17 October following meeting with Regional Manager Department of Infrastructure Planning and Logistics.*

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## 5. Tenure Options

### 5.1 Options

If the proposed facilities have a life span of around 10 years, unregistered Leases or subleases are suggested as a viable and appropriate Tenure option.

Subleases for less than 12 years do not trigger the provisions of the Planning Act with regards to undertaking full subdivision processes. This will in turn reduce the capital outlay in not needing to meet additional municipal requirements.

Freehold sites at Gunn Point, Juno Horse Stables in Tennant Creek and Loves Creek near Alice Springs and the proposed NTCA facility do not require Ministerial approval to sublease.

The consent of the Minister for Lands for the sublease or lease of Crown Leases or Special Purposes Leases should be obtained at an early stage.

The expectations relating to building form in areas subleased is also less onerous and for most sites relocatable facilities are anticipated.

**Table 1 Tenure of sites**

LOCATION	SITE	CURRENT TENURE	TENURE OPTION
<b>Top End</b>			
	<b>Section 1585</b> Middle Point	Crown Lease Perpetual	Sublease
	<b>NTP 2626</b> Gunn Point X 2	Crown Lease Perpetual	Sublease
	<b>Portion 1378</b> Gunn Point	Freehold	Lease
<b>Non-Residential</b>	<b>Portion 5558</b> Berrimah Road East Point	Freehold	Lease
<b>Katherine</b>			
	<b>NTP 2255</b> Mataranka Stn Both sites	Crown Lease Perpetual with Sublease	Sublease of Sublease
<b>Tennant Creek</b>			
	<b>NTP 1918</b> Juno Horse Stable	Freehold Lease to Education	Lease
	<b>NTP 4449</b> Warrego Road	Crown Lease Perpetual	Sublease
<b>Alice Springs</b>			
	<b>NTP 744</b> Loves Creek Station	Freehold	Lease

	<b>NTP 1534</b> Hamilton Downs Youth Camp	Special Purposes Lease	Sublease
	<b>NTP 3944</b> NTCA Bohning Rd	Freehold	Lease
<b>Non-Residential</b>	<b>CAT</b>	Freehold	Lease

## 6. Site Analysis

### 6.1 Introduction

The following provides an overview of the assessment of each site with more detail in the separate appendices.

### 6.2 Darwin Region

#### 6.2.1 Section 1585 Hundred of Guy, Middle Point Village

Middle Point Village is recommended as the most immediately available site for residential Youth Diversion Infrastructure in the Darwin region. The site lends itself to provide a cottage type structure and to be a central point for residents to go out to on-farm and in-business training.

The site is about 1 hour from Darwin in the middle of a significant horticulture and tourism area. With services available and relatively minor upgrades to connect for an 8-person facility, the site lends itself to be a centre of training and employment for young people. At the same time its proximity to Darwin with sealed access and telecommunications means staff access is to the site and backup resources are relatively easy to achieve.



The Horticulture and Aquaculture industries in the area need a variety of low level skills. Businesses such as Humpty Doo Barramundi are willing to train people onsite for many farm tasks such as packing, cold store management, forklift driving, pond management and fish feeding, paddle aerator maintenance. Many of the other adjacent horticultural properties rely on seasonal workers for picking /packing, irrigation repairs etc.

The crops grown immediately around Middle Point Village include rockmelons, watermelons, pumpkin, cucurbits, mangoes, and turf.



Opposite the Middle Point Village is the Janamba Crocodile Farm which includes a mango plantation irrigated by the waste water from the farm.

Government services provided in the region support the Fogg Dam Reserve and Harrison Dam Reserve. Parks and Wildlife have a permanent presence next to the village and undertake works including maintenance and daily cleaning of these Reserves.

Primary Industry and Fisheries have two research facilities in the area, the Beatrice Hill Farm and the Coastal Plains Research Station. These are largely involved in animal husbandry and related activities such as fencing, weed control and general maintenance.

The Department of Infrastructure Planning and Logistics may require a planning amendment to allow a *Supported Accommodation* facility to be installed within the village. The premises envisaged for this site would be a large house with extra communal facilities and space for individual pursuits.

Refer to Appendix 1 for infrastructure details.

### **6.2.2 NT Portion 2626 Gunn Point**

The site is approximately 70 kilometres from Darwin along a sealed road to the Howard River Bridge and 35 kilometres of all-weather dirt road. There are occasions where load limits are applied to the dirt section of the road and on rare occasions it has been difficult to traverse.

The site is about a one-hour drive from Darwin.

Two sites adjacent to the Murrumujuk Town water tank have been identified as possible locations for Youth Diversion Infrastructure. The sites are adjacent to an existing 1.5ML Water tank installed

in the 1980 is to service the future Town of Murrumujuk which is yet to be developed. Currently the tank only services the nearby Tree Point Community. It is known that the Power Water Corporation desires additional customers to justify the continued operation of such a large facility.



The sites have access to the extension of Gunn Point Road which is in the process of being upgraded and that section being declared a road reserve. The upgrade of the road is scheduled to be complete by the end of 2019.

The water tank has an elevated header tank to improve water pressure and is connected to electricity. An assessment on any upgrade to electricity will be dependent on the programs and infrastructure installed for Youth Diversion facility

Department of Infrastructure Planning and Logistics may require a rezoning as it is currently designated for Utilities.

The sites are currently isolated from outside opportunities and would therefore require training facilities to be constructed onsite. In the future (circa 2019) there is a planned aquaculture facility scheduled for construction on a nearby site and the Northern Territory Land Corporation is investigating a future tourist accommodation site, seaward of the possible Youth Diversion Facility. Both may provide employment opportunities, but these are some time off. Currently the operator of the Leeders Creek Fishing Base undertakes cleaning of Gunn Point Beach, erection of signs and minor maintenance. It may be possible for some involvement of youth from the diversion facility, but it is menial work and unlikely to be embraced by youth.

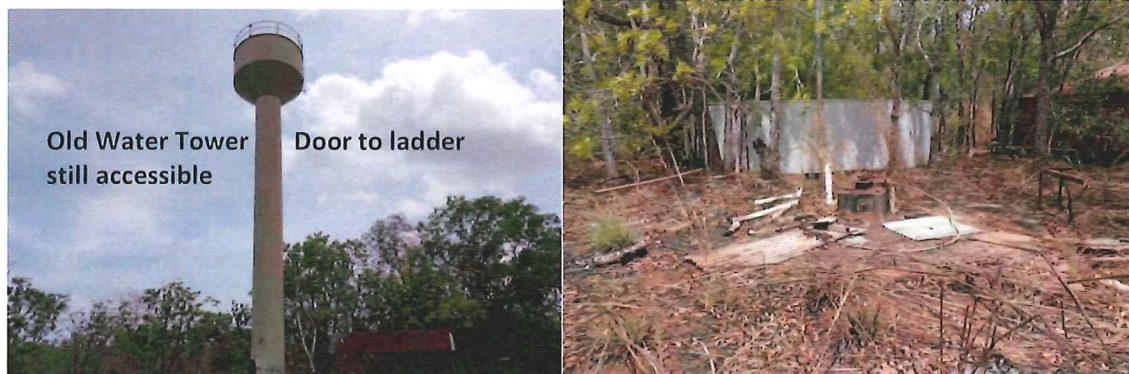
Refer Appendix 2.

### 6.2.3 Portion 1378 Hundred of Bagot, Gunn Point Ex Prison Farm

The old prison site is approximately 70 kilometres from Darwin along seal to the Howard River Bridge and 35 kilometres of all-weather dirt road. There are occasions where load limits are applied to the dirt section of the road and on one or two occasions it has been difficult to traverse.

The site is a about a one-hour drive from Darwin.

The site has periodically been nominated for correctional type activities because of its past use as a successful prison farm. It is unsuitable in its current state and will require considerable expenditure to make the area safe. There are a number of derelict buildings some of which appear to have asbestos ceilings falling down and are unsafe. There is a high water-tower which has an easily access ladder which is potentially very dangerous. It is also highly probable that there are past refuse disposal areas with buried material that given the time period the prison operated, would be suspect in terms of site contamination. Ground transects are likely to be required for any serious new occupation of the area.



There are a couple of options for accessing water these include recommissioning one of the bores at the old prison site or bringing water by pipe from the 1.5 ML water tank off Gunn Point Road. Either option is expensive although the PowerWater Option is a guaranteed solution to obtaining potable water.



Power to the site could be easily achieved as active lines on poles run past the site. The available power will depend on the scope of buildings envisaged for the site.

Communications to the site will require augmentation. There is no Telstra mobile signal at the site however it is clear that the adjacent Bureau of Meteorology Research Radar facility has either a land line or augmented telecommunications.

Access to the site is via dirt tracks off Gunn Point Road which appear to be passable in the wet. They do not appear to be maintained and are kept open purely with continued light traffic.



Training opportunities outside of the facility appear to be limited. Unless sufficient water is sourced the area is unlikely to return to a successful farming operation. There are several plantation areas of different trees which might be harvested and used for training in forestry and milling, potentially providing road furniture to Parks or businesses etc. More specialised woodworking would require timber drying areas /facilities.

The site is more isolated than any of the other options in the Darwin Regions.

Refer Appendix 3.

## 6.3 Katherine Region

### 6.3.1 NT Portion 2255 Mataranka Station Homestead

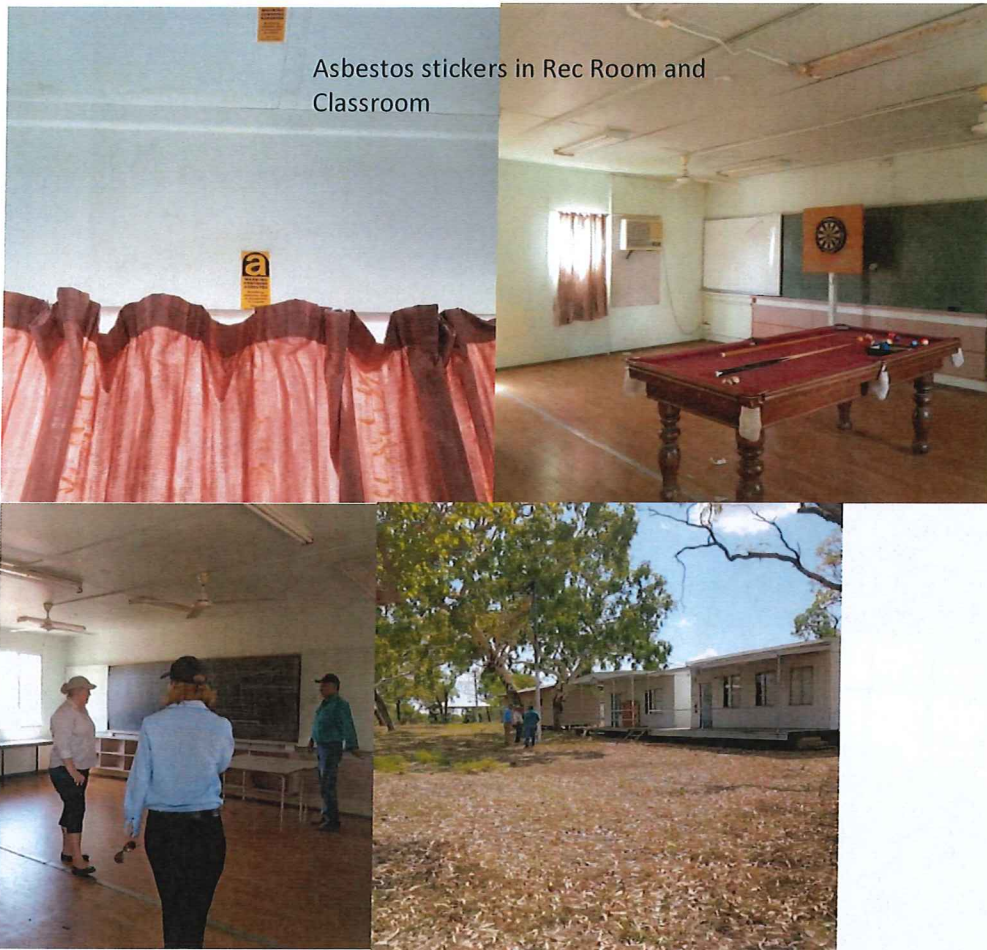
Mataranka Pastoral Homestead is recommended as the most immediately available site for a Youth Justice facility in the Katherine Region. The site is approximately 80 kilometres south of Katherine and 15 kilometres from Mataranka township.

Travel time to Mataranka is 20 minutes and 35 – 40 minutes to Katherine.

The existing sublease with D&S Trading has a provision requiring the area of the former Charles Darwin University (CDU) operation to be made available with current services, if and when required. An Extract from the sublease is included in Appendix 4.



Unfortunately, the state of the structures left by CDU means that most will have to be removed to make the site safe. The buildings that need to be removed are the class room and the recreation room. The series of photographs show asbestos is in all but the new accommodation rooms and ablution/laundry.



Asbestos stickers in Rec Room and Classroom

Replacement classroom and recreation buildings could be positioned at the same locations.

Old pastoral houses on the site are also lined with asbestos sheeting and are unsafe to occupy and will either need to be securely fenced off or removed.

The existing kitchen and dining areas are not up to standard and it is suggested that they be left for the pastoral operation and new kitchen dining building be brought in for the youth facility.

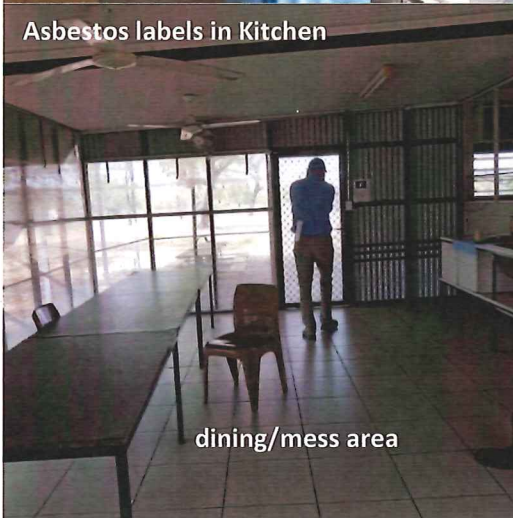




Asbestos labels in kitchen



White ant damage kitchen



Asbestos labels in Kitchen

dining/mess area



Outside dining/mess area

Existing accommodation is not airconditioned and not up to standard. One bed would need to be removed from each room and replaced with a combination desk/ bureau and drawers. A large Shade structure between the two residential blocks would improve the space.



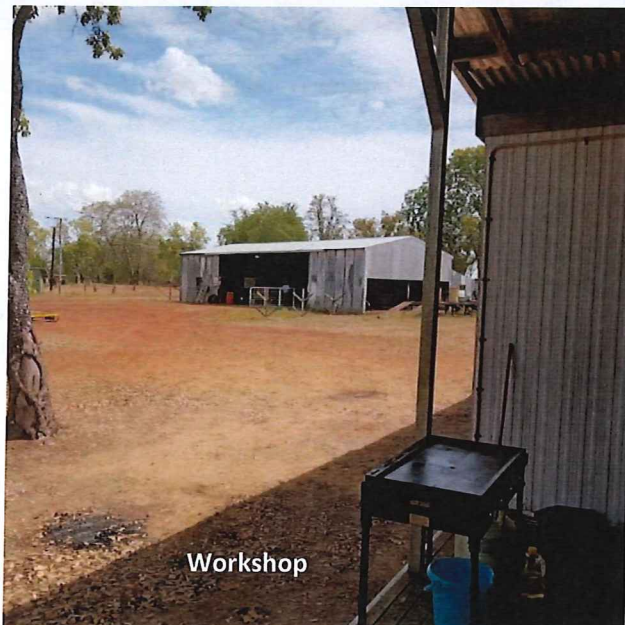
None of the existing buildings meet modern disabled access requirements and a separate accommodation module would be expected with ramps to the ablutions and new buildings.

Staff accommodation of an acceptable standard is non-existent, and these would need to be provided.

The station is now an operating pastoral concern and whilst the operator is amenable to assisting it is a small family concern and there will be little time for youth engagement / training via the operation.

The workshop is an old structure and largely equipped with old equipment, not suitable for safe training.

It might be possible to remodel the covered horse area as a new training workshop combined stable. This will require 3 phase power connections and a new cement floor to be installed.





A potential solution for the site would be to replicate the Juno Training Centre facilities but to a smaller scale.

Refer Appendix 4.

### **6.3.2 NT Portion 2255 Mataranka Township**

An area south of the Township but still within Mataranka Station is covered by the same lease to D&S Trading. Mr Baylis of D&S trading is ambivalent about the area and hadn't realised the lease extended so close to and around the town.

As a completely undeveloped site there are no services and access points would have to be negotiated with both the Roper Gulf Regional Council and Road Networks in the Department of Infrastructure Planning and Logistics.

There are two sites south of the town on the Mataranka lease not used by the current sublessee. One site to the southwest of the town is now the subject of an unregistered lease to the Roper Gulf Regional Council as a municipal services area. It is a significant area of land and it is possible that the Council would embrace further activity in the town.

The other site to the south east has been illegally fenced off and is being used by an adjoining property. Actions are yet to commence on the illegal occupation and whilst the outcome is clear the nomination of the site formally should probably be avoided until the actions are finalised.

It is suggested that neither site be investigated further while the prospect of the Station Homestead is more likely to advance.

Refer Appendix 5.

## 6.4 Barkly Region

### 6.4.1 NT Portion 1918 Juno Training Centre

The site is 10 kilometres South East of Tennant Creek along sealed Peko Road and then a further kilometre to the South along Juno Road which is a sealed but single lane road. Tennant Creek is the regional centre for the Barkly Region with regional services including a hospital, high school and airport.

Travel time to Tennant Creek is approximately 20 minutes.

The site is serviced with town water but at the end of the line and a supply assessment is recommended.

Power is provided to the boundary of the site and an internal reticulated system is under construction and due for completion in November 2017.

Both land line and mobile services are at the site.

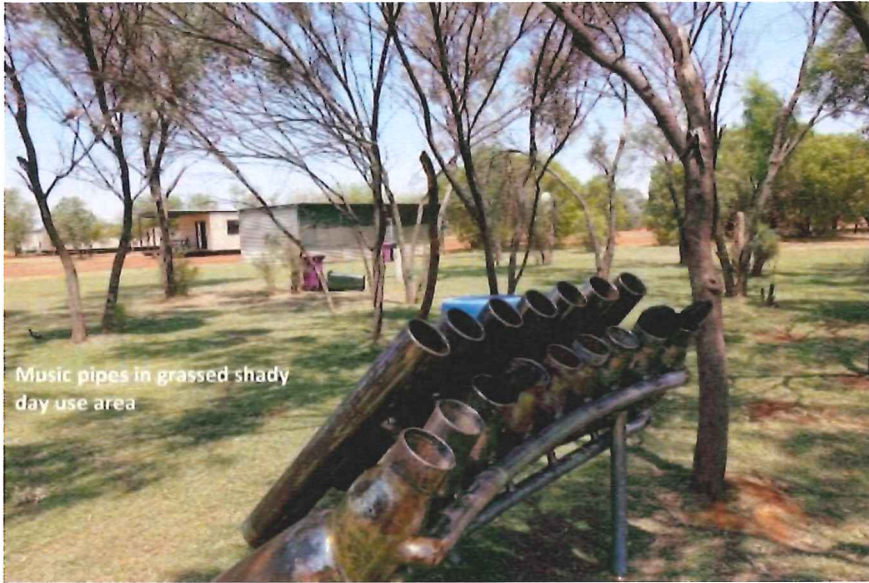
A sophisticated effluent disposal system has been installed to cater for the operations of the complex.

All the buildings intended for use by residents are new except for the workshop.

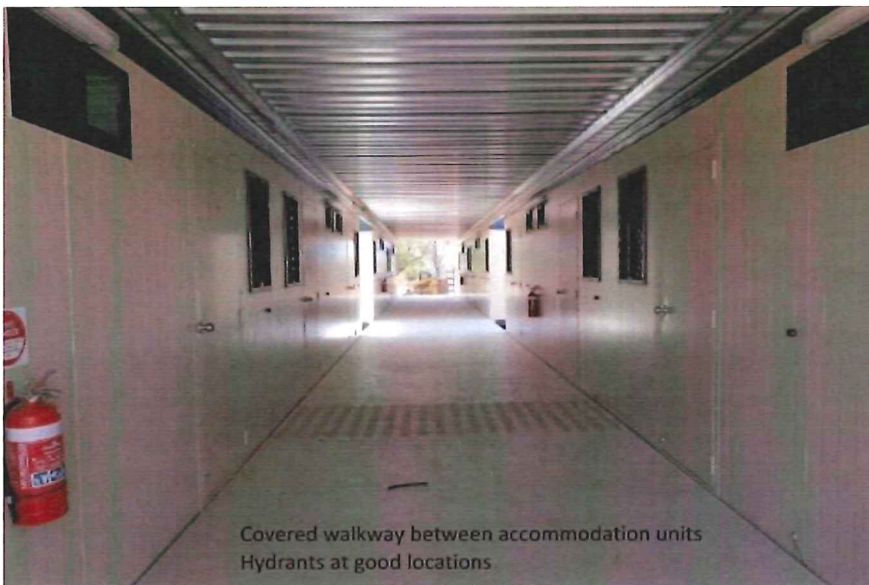


There are day use buildings consisting of ablution facilities and 2 camp kitchens, one of which is fitted out for visitors.

The day use areas are shady lawned areas ideal for visiting relatives to meet youth and attend to family or cultural matters.



There are 16 airconditioned ensuited rooms for youth, a fully furnished 2-bedroom supervisor building (with video monitoring equipment), a furnished and fitted out one-bedroom disabled room and a separate one-bedroom supervisor unit are well furnished.



The site has an airconditioned classroom with desk and chairs and normal Monitor white board and an adjoining and large airconditioned recreation room with a TV/ Audio system, pool/ Tennis table and lounge type furniture.



Well equipped A/C Recreation room  
TV/ Audio  
Pool/Tennis table



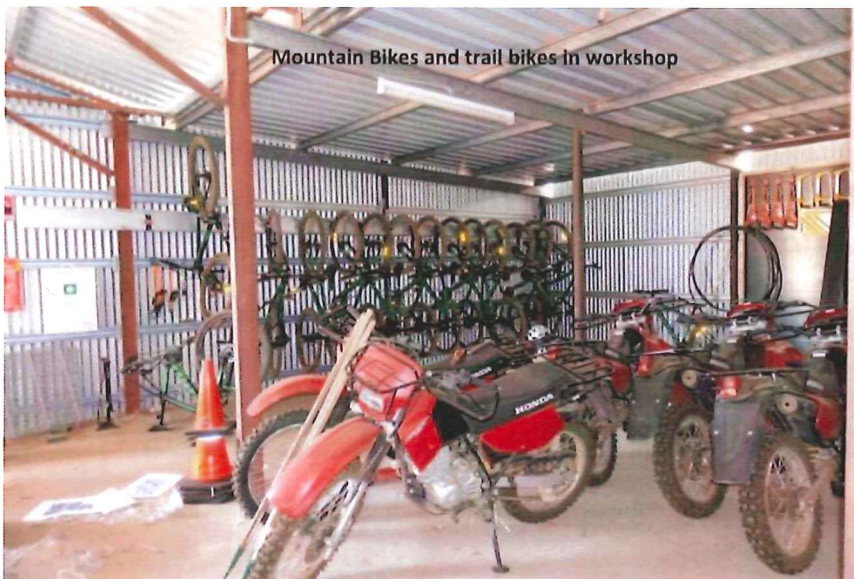
Classroom

There is a commercial grade kitchen and airconditioned dining area suitable for the numbers of occupants of the complex.



Commercial Kitchen

The onsite workshop is well equipped and provides storage for 6 new trail bikes, 16 mountain bikes and a variety of tools for the youth to be trained to use.

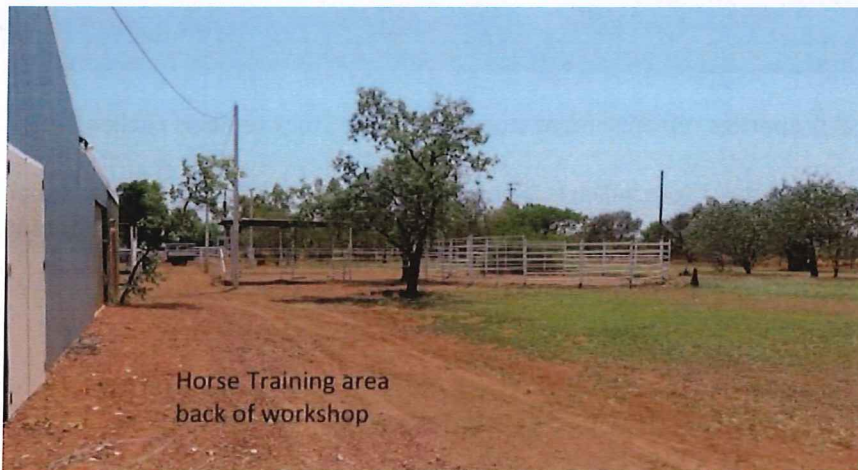


Mountain Bikes and trail bikes in workshop

There are new cattle handling facilities including new movable panel fences, a new cattle race and new cattle press.



A horse training area and horse ring is adjacent to the stables and saddle storage shed.



The infrastructure at the facility is new and comprehensive and there is very little that could be added to the site.

Equipment is also very new with a new tractor, slasher, ride on mower, compressor and tools.



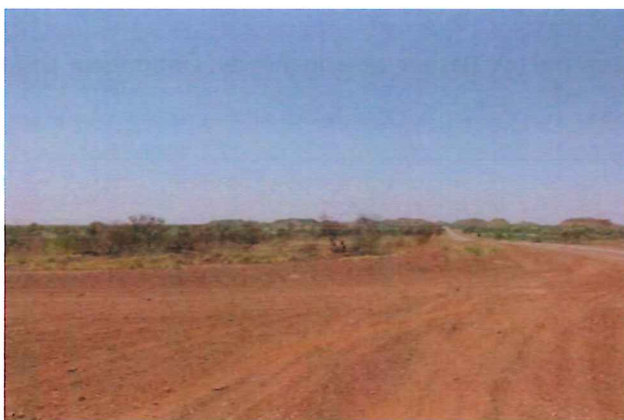
Nearby pastoral properties replenishment stock so that the stock remains challenging.

There is an old school classroom which is located beyond the internal fence of the Training Centre which is known to have asbestos. It may be prudent to have the building secured or removed. Refer Appendix 6.

#### 6.4.2 NT Portion 4449 Warrego Road Tennant Creek

Warrego Road was nominated for investigation as an alternative to the Juno Training Centre should it prove not to be suitable. Travel time to Tennant Creek is five to ten minutes.

As the Warrego Road site is unserviced and undeveloped and the Juno Training Centre is of such quality no further investigation has been undertaken.



Refer Appendix 7.

## 6.5 Central Australia

### 6.5.1 NT Portion 3944 - Bohning Road Alice Springs

The Northern Territory Cattlemen's Association (NTCA) has plans to develop a rural industry training centre on vacant freehold land it owns at the Bohning Road Cattle Yards. The proposed training to be offered aligns with some of the diversion options that the Department of Families is considering for the young people involved with Youth Justice System.

The site is approximately 10 kilometres to the south of Alice Springs on the Stuart Highway, only minutes from Alice Springs Airport and Alice Springs town centre.

Mains water and electricity and mobile services are available at the site. Effluent disposal is proposed to be via an onsite septic system.

Access to and within the site is via all-weather sealed roads.



The facility is proposed to provide;

- Accommodation for up to 30 residents and up to 4 trainers/overseers.
- A modern well-equipped training room with breakout areas.
- Commercial kitchen and dining areas
- Educational tools such as TV, Data projectors, whiteboards etc.
- Access to the yards and other facilities.
- Motorbikes/horses/saddles etc are all onsite.
- Internet and office facility.
- BBQ and recreational areas.

- Training in welding, cattle and horse handling, motorbike riding skills, fencing, bore and maintenance.

The programs are intended to run for a ten-week period and then transfer to on property training under supervision at several pastoral leases in Central Australia.

The facility is expected to be completed by mid-March 2018 and would be available for hire, The NTCA is currently working through a fee structures and terms for this facility.

Refer Appendix 8.

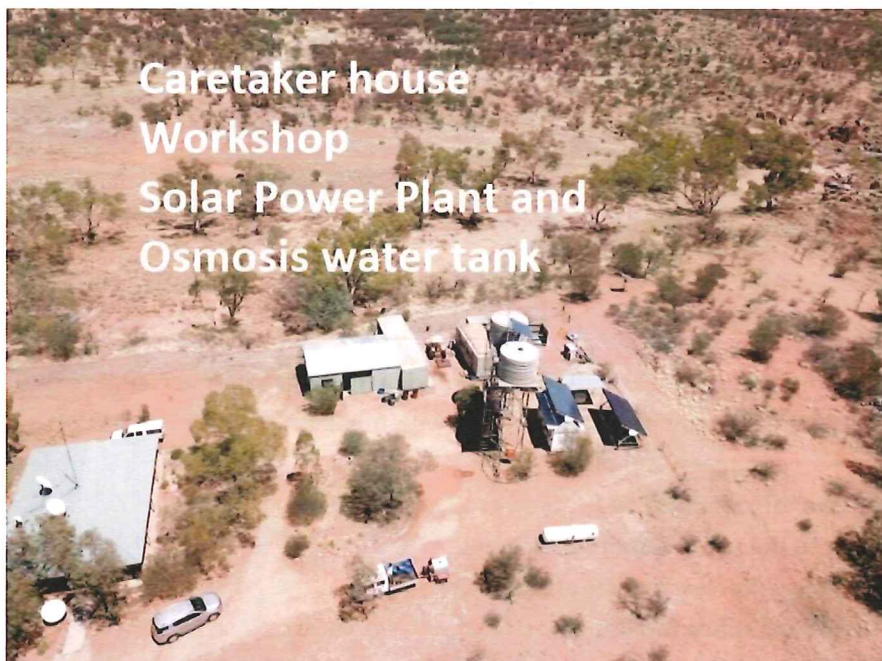
### **6.5.2 NT Portion 1534 - Hamilton Downs Youth Camp**

The site is some 25 kilometres north along the Stuart Highway from Alice Springs, 25 Kilometres along the Tanami Road and then a further 25 Kilometres south along the internal Hamilton Downs Youth Camp Road which is a dirt but all-weather access.

Travel time from Alice Springs is approximately 1 hour 20 minutes.

Hamilton Downs Youth Camp has been traditionally used by local and interstate schools as a school camp venue. The facility generally utilised during the school year with some ad hoc activities in the periods of school breaks. Meetings with the Chairman of the Hamilton Downs Youth Camp suggests that the site could be utilised for other purposes for the six months of the year straddling the Christmas school break and possibly for the mid-year school break.

Water is obtained from an onsite solar powered bore and pumped into two 22,000 litre water tanks on a stand. One of the 22,000 litre tanks contains water that has undergone reverse osmosis for drinking and cooking while the other tank water is plumbed for showers and toilets. There is a planned upgrade this year to the Osmosis system to bring it to ground level for easier filter changes and maintenance.



Electricity is provided by a large solar battery system and an automatic gas backup generator. Power is limited and there is a program to upgrade the system to allow additional connections.



Communications at the site are limited to a land line to the caretaker residence and a satellite phone system. This system can be extended to allow for wireless connection if necessary. There is no mobile service on the property.

Effluent disposal is via a basic septic system.

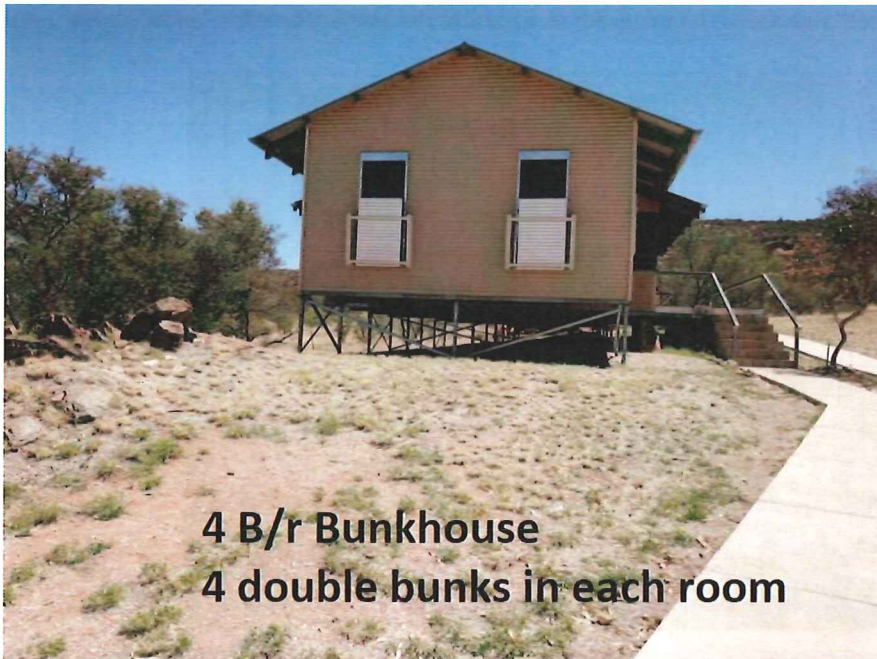
Most of the school camp accommodation is rudimentary with bunks in old un-airconditioned homestead buildings. Total accommodation caters for around 100 people.

There is one modern ablution facility with showers and toilets.

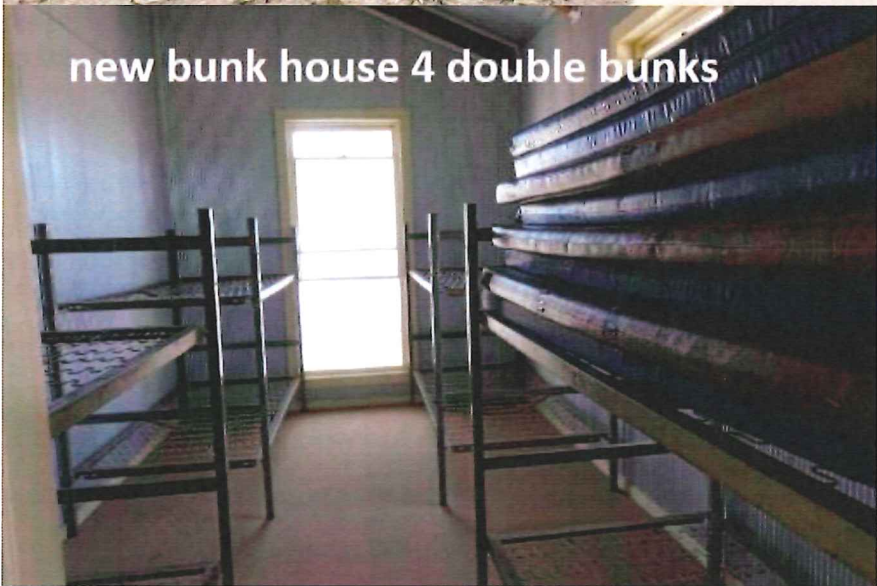


There are two other modern buildings, the caretaker residence and a bunkhouse which currently sleeps (in cramped conditions) 32 people. The bunkhouse, which has 4 bedrooms separated by a large common room, could be reconfigured to sleep 4 youth in 2 bedrooms and supervisors in the other two bedrooms. Alternatively, a reconfiguration could accommodate 2 youth in each of the 4 bedrooms and supervisors provided with alternate (relocatable) accommodation nearby.

If separate supervisor accommodation is required a unit could be relocated from Loves Creek and situated near the new Bunk House.



**4 B/r Bunkhouse  
4 double bunks in each room**

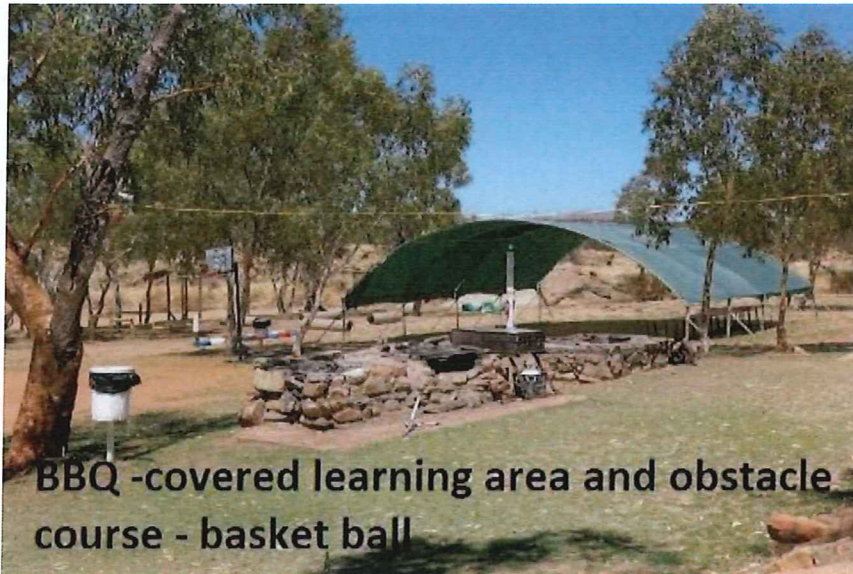


**new bunk house 4 double bunks**

The Chairman of (HDYC) has indicated that the management group are considering an upgrade to the power system to allow the new bunkhouse to be air conditioned. This is considered an essential requirement over the summer months.

The site has a modern commercial kitchen but basic dining facilities.

The focus for the Youth Camp has been on providing outside activities such as an obstacle course, football, soccer, golf, basketball and walking trails.



The opportunities for Youth residents could be to extend the existing recreation facilities by building a new rope way, rebuilding a partially restored historic building, maintenance of existing buildings, providing ranger services for the nearby Larapinta Trail and working on the adjoining pastoral lease undertaking fence repair and maintenance, stock handling, bore maintenance and road maintenance.

Refer Appendix 9.

### **6.5.3 NT Portion 744 Loves Creek.**

Loves Creek is situated 70 kilometres to the east of Alice Springs along the sealed Ross Highway and then a further 6 kilometres over an unmade track.

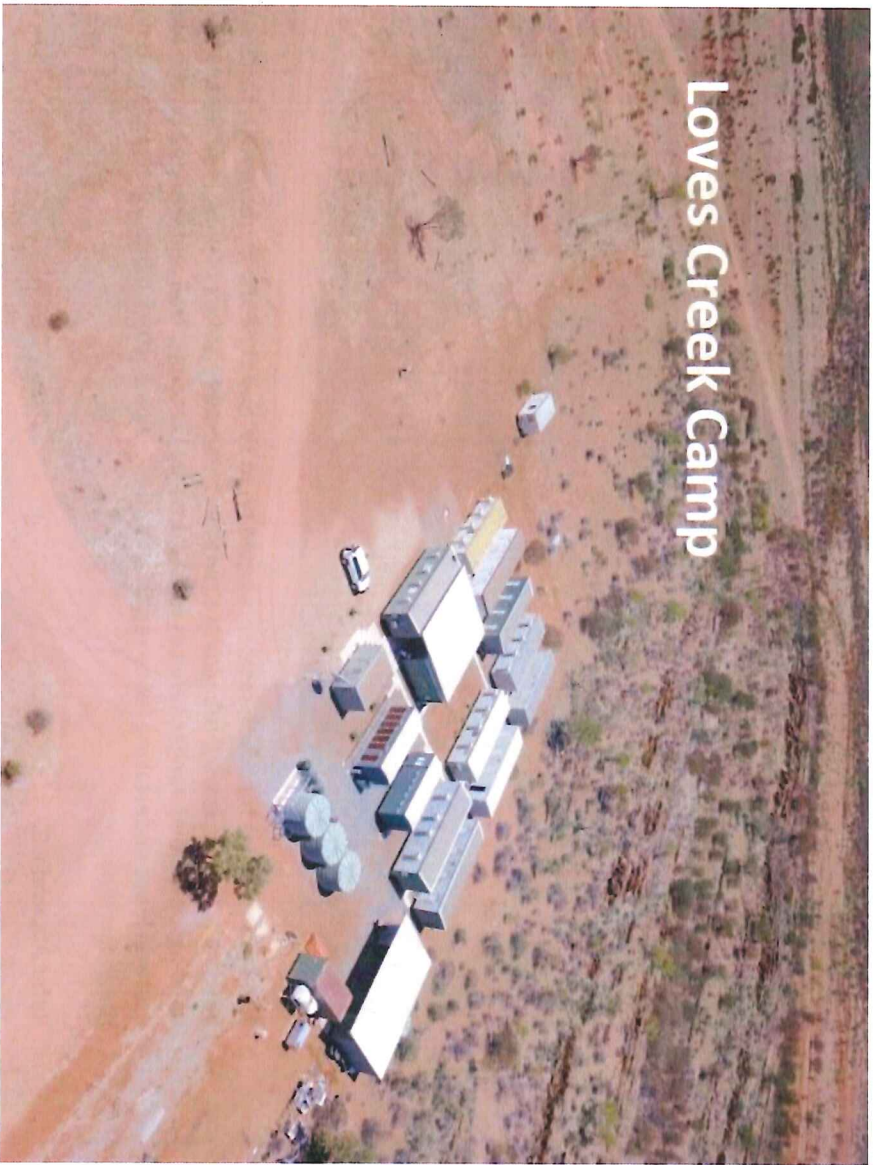
Travel time is approximately 1 hour and 10 minutes from Alice Springs.

The site was established as a boot camp in an almost treeless and inhospitable site with no ground water.

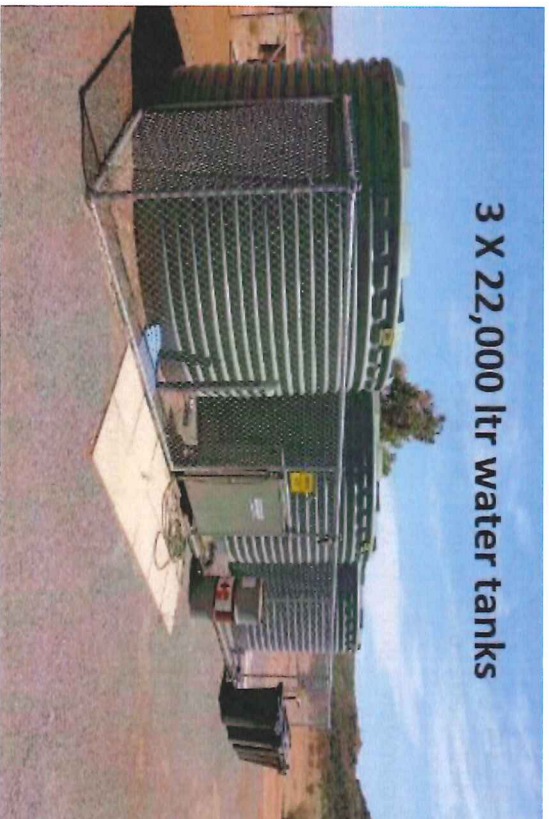
As a boot camp, the operation was applauded and provided accommodation for 32-34 youth at any one time with supervisor accommodation.

All accommodation is the demountable type found at many old style remote mining / construction camps, simply sitting on stands and therefore easily relocated.

Water is obtained from three 22,000 litre plastic water tanks in very good condition and freestanding on a cement slab. When the site is operational these require filling by water tanker each fortnight.

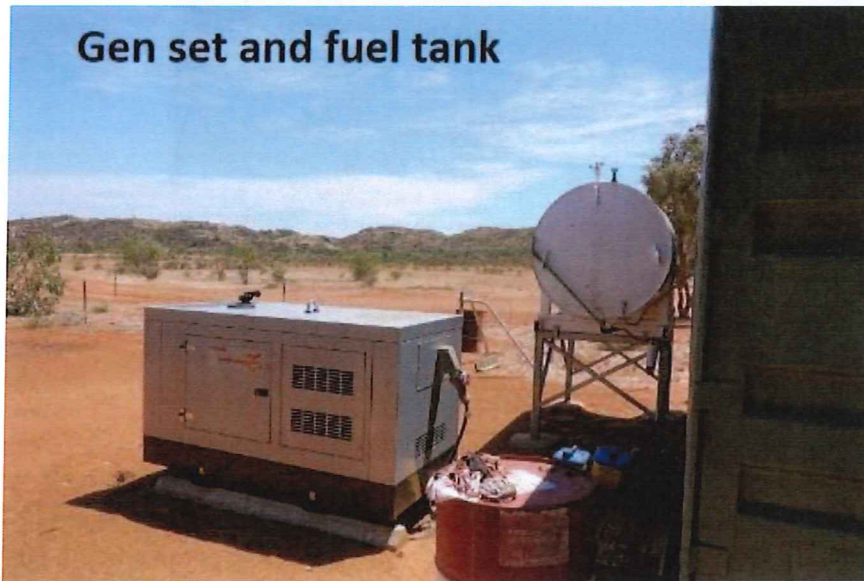


Loves Creek Camp



3 X 22,000 ltr water tanks

Power is provided by an onsite diesel generator which is serviced once a month. Fuel is brought in from Alice Springs. The unit sits on a cement slab and fuel tank is on a stand.



Effluent disposal is via a septic tank.

Communications are limited and there is a dedicated communication building with a satellite dish.



There is an open building previously used as a workshop which is fixed with a cement floor.

The spartan dining and recreational area is open to the elements.



It might be possible to improve the camp by repositioning some of the units and installing roof sections and raised platforms between buildings. Where engineering permits, some side walls for wind protection could be built.

However, a better option might be to relocate enough of the accommodation and ablution blocks to cater for 8 to 10 residents to the boundary of the Ross River Homestead and provide new relocatable dining and recreation rooms.

The relocation would solve the problem of access to water and the need to upgrade much of the 6.7-kilometre track. A relocation would also enhance access to the employment opportunities that the adjacent Ross River Resort has proposed. The manager of Ross River Resort has indicated that the Resort would be willing to engage the young people in training at the resort in the areas of property management/ maintenance including repairs and maintenance of equipment, fencing, hospitality in the café/ restaurant, kitchen, laundry assistance and in the horticulture areas.

The adjoining pastoral property is leased by Viv Oldfield and there may be opportunities for the youths to get on property training in stock management, fencing and bore repairs.

Refer Appendix 10.

## 7. Discussion and Recommendations

Of the sites analysed, the Juno Training Centre in Tennant Creek stands out as a facility which sets a benchmark for future rural training centres for young Territorians. It is well designed in terms of accommodation for the youth and supervisors, training rooms, recreational areas, kitchen and dining areas, shaded open visitor amenities and well-equipped workshops. The property machinery, animal compounds and animal handling yards, and equipment are all new and of a very high standard.

It will be difficult for government to justify building a facility anywhere else in the Territory that doesn't parallel the quality of what has been provided at the Juno Training Centre.

Access for youth, who are involved in the Youth Justice System, to the Juno Training Centre is a matter for the agencies. Replication of the facility in the Tennant Creek region would appear unnecessary and difficult to achieve.

Whilst the NTCA site at the Bohning Yards near Alice Springs is yet to be developed the NTCA has been involved in set up of the Juno Training Centre and is aware of the standards to be met. The NTCA has indicated that it will be providing a much larger facility of a similar standard and amenity. More importantly the NTCA will be taking the training beyond the Bohning Yard facility to supervised on-site training on pastoral properties. The training centre is being developed primarily to undertake training for adults. The adult courses run for 10-week periods and the NTCA has indicated that there will be opportunities to also train younger people who have intersected with the Youth Justice system. The facility is intended to be operational by mid-March 2018.

The Hamilton Downs Youth Camp is a more rudimentary facility but offers a window over the school holiday period of six months where a youth diversion activity more in line with a boot camp could be undertaken. However, the outside recreational activities offered at the camp are better than other sites visited. The facility provides the opportunity for a more sport-oriented training. It is possible that the proposed NTCA training centre and the Hamilton Downs Youth Camp could operate in a complimentary manner in terms of timing for occupation and type of activities for young people

All of these opportunities in the Tennant Creek and Alice Springs regions can be pursued with the least contribution to capital expenditure. However, lesser capital contributions would need to be balanced with ongoing operational outlays for the agency and the training programs.

The Loves Creek facility was designed as a boot camp. The agency could take advantage of the assets and relocate them to a site next to the Ross River Resort but still on the Loves Creek property. The relocation would be more economic than continuing with the current site which needs upgraded access and security of water. A training program that engages with the adjacent tourist resort and pastoral operations could be designed. New recreation, kitchen, dining and training areas will need to be provided regardless of the location on Loves Creek.

The least cost option in the Darwin Region, yet most promising in terms of the training potential is the development of a site at the Middle Point Village to the East of Darwin, along the Arnhem Highway. The variety of industry sectors and the sites proximity to Darwin suggests that the site could be developed more as a cottage/supported accommodation facility with training undertaken at the various industry premises. Engagement with the horticultural, tourist, research and aquaculture sectors and the design of a program will be required before committing to Middle Point.

All sites at Gunn Point will be expensive to develop and there are limited options for training and recreational pursuits. The redevelopment of the old prison site at Gunn Point is the most expensive and least attractive site in the Darwin region.

Mataranka Station is the only option identified for development of an on-property youth diversion facility in the Katherine region and could be re-established relatively quickly and at less cost than establishing a new facility elsewhere.

Note - There have been other attempts in the past by private individuals to undertake juvenile diversion in the Katherine region at Kings Creek Station. These are no longer operating.

**Non-residential sites:**

The previously developed Larrakia Training Centre at East Arm could be leased to undertake training courses for youth before they are given the opportunity to move to Middle Point. However, there may be more economic venues available for the pre-training and engagement with the industry sectors as the types of skills they require will determine the scale of premises required.

It is strongly recommended that discussions be undertaken with the Centre for Appropriate Technology in Alice Springs to see if there is an opportunity for that body to also be engaged in Youth Diversion as a day facility or combined live-in accommodation and training.

**Table of Summary Cost Estimates**

(excludes building pads, underground works and fencing)

Middle Point Village	\$100,000
Gunn Point Sites A & B	\$155,000
Gunn Point Prison Farm	\$313,000 +\$3m cleanup
Mataranka Station	\$105,000 +\$60 cleanup
Mataranka Town sites	\$255,000 with header tank
Juno Training Centre	\$0
Warrego Road	\$5m
NTCA Bohning Yards	\$120/person/day + meals
Hamilton Downs Youth Camp	\$25/day/person bed only + relocation of supervisor accommodation \$10,000
Loves Creek in situ	\$330,000
Loves Creek relocated	\$230,000 less ongoing costs attributed to existing site for water and fuelcartage / year \$50,000/year
East Arm LDC site	\$300,000 per annum rental
CAT Site Alice Springs	Unknown

## Appendix 1 Site Analysis Middle Point Village

### Portion 1585

#### Summary -

Located one hour from Darwin. The site lends itself to be developed appropriately as a hub for employment training and job opportunities for youth across a variety of areas in farming, aquaculture, crocodile farming, horticulture, animal husbandry, park rangers and tourism.

#### Tenure

CLP Crown Lease Perpetual in the name of Northern Territory Land Corporation (NTLC). Sublease of town parcel is possible for up to 12 years, with conversion to Unit Title Freehold a possibility in the future.

#### Infrastructure

**Power** - Overhead powerlines service the existing village. 1kv of power currently available in the grid.

**Water** – Potable water is provided by an existing bore with header tank for pressure and chlorination plant. Water pipes from the tank to site will need to be upgraded as existing pipework is asbestos-cement and cannot be intersected or plumbed into.

**Sewerage** – On-site effluent disposal system required.

**Communications** – The location is well serviced by the Telstra network and the NBN.

**Emergency access** – Easily accessed via sealed road. There is a nearby dirt runway which has been used for crop spraying in the past. The site is within minutes by helicopter from Darwin airport.

**Road Access** – 52km from nearest centre. Access to the village is via a sealed all-weather access road. An internal road has a sealed pavement 2-2.5 metres wide.

**Fencing** - Nil.

**Heritage** – Nil

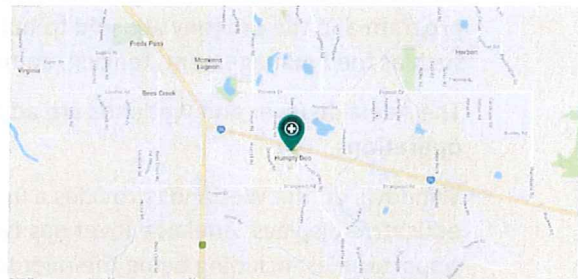
**Existing accommodation/building** – none, but close to existing infrastructure including school, farms etc. Previously a house site with water and power connections.

**Wellbeing and Safety** – The site has an urban characteristic and within 30-40 minutes of medical facilities at the Humpty Doo Villages Centre.

Arafura Medical Services operate

Monday - Friday: 8.30am to 8.00pm  
Saturday: 8.30am to 4.00pm  
Sunday: 9.00am to 1.00pm  
Closed Public Holidays

Street Address Shop 4  
Humpty Doo Shopping Village  
28 Fred's Pass Road  
Humpty Doo NT 0836  
Phone (08) 8988 4888



**Services and Opportunities** including development and harnessing of an appropriately skilled workforce

**Middle Point Village is within a significant horticultural district** producing mangos, rock melons, water melons, pumpkins, cucurbits, and snow peas. Other crops are rotated for soil enhancement e.g. corn.

**Opportunities include** farm management, irrigation installation and maintenance, fertiliser regimes, pest control, picking and sorting, packing and shed management, marketing and accounting, fencing and maintenance and farm equipment operation and maintenance.

The area also contains one of **Australia's biggest producers of table barramundi**. Humpty Doo Barramundi have indicated that they are keen to **train** young people in forklift driving, aeration system maintenance and management including repairs to paddle wheels, fish feeding, construction and maintenance of ponds including cleaning, cold store management and operations, packing and grading of fish. Other opportunities include computer operation and management for the automated farm systems, accounts and bookkeeping, payroll and finances, distribution and marketing. Ground maintenance and trucking of feed and materials.

Opposite the village is the **Janamba Crocodile Farm** which requires similar skill sets to the Barramundi farm, just a little more dangerous.

On Anzac Parade which provides access to the village and farms is a **Turf Farm** which is an irrigated area and uses general farm equipment. Its current scale may preclude training operations. However, the operator may be willing to allow field trips for young people to gain an understanding of what the operation need in terms of skills and therefore allowing the young person to realise the breadth of opportunities.

The Middle Point area is also the home of **two Territory Reserves** the Fogg Dam Reserve famous for bird watching and the Harrison Dam. There is a Ranger Station adjoin the village and the may be opportunities for young people to be trained as rangers, assist in the management and maintenance of both areas and also gain an understanding of the environmental benefit of the reserves.

On the southern side of the village is the **Coastal Plains Research Centre** where research is undertaken on a variety of on farm biosecurity measures for different crops, plant propagation, fertilising regimes, and pest control. Typical farm requirements include fencing, irrigation and operation of farm equipment.

At the turnoff from the Stuart Highway onto Anzac Parade is the **Beatrice Hill Farm** which has one of Australia's largest herds of Riverine Buffalo. The bred is used to produce milk primarily for mozzarella cheese. The farm undertakes an extensive buffalo research and breeding program and the progeny are sold to buffalo farms across Australia. Typical farm requirements such as feed management, fencing, animal husbandry are all opportunities to be explored.

The Adelaide River and wetlands are adjacent to the Middle Point area with several **tourist operations**.

Windows on the Wetlands provides a unique visitor venue and experience with interpretive and educative displays. Adelaide River has two Crocodile tour operations with varying hospitality opportunities including being the river tour guide. All three tour operations have elements of hospitality which could provide opportunities for young people. These range from interpretive guides, restaurant/café workers to shop assistants.

**Sydney University** currently has a research facility operating at Middle Point. At the time of writing the Staff do not know if funding will be extended beyond 2017. If funding is extended

the research could be demonstrated to residents and perhaps have some involvement in the collecting of cane toads for the research.

### **Activities**

Middle Point Village has a large area of open space which has been used for recreational/ sporting activities such as **cricket and football**. Other activities such as basketball could easily be accommodated in the area.

### **Family and Cultural Connections**

Middle Point Village has large areas of open space with shady trees where visiting family and friends could socialise and or picnic without any hint of a custodial institution.

### **Costs**

Permits and authorisations \$10,000

Water – connection \$3,000

Power - connection \$3,000

Septic - installation of domestic system \$20,000

Comms – purchase and installation of booster for mobile service \$3,000 + NBN connection.

Driveway/ internal sealing \$10,000

Landscaping \$10,000

Recreational installation (basketball court (bitumen hardstand) \$20,000 Concrete \$40,000.

Site clearing and preparation \$5 000

**Site total \$100,000 (excludes building pads, underground works and fencing)**

### **Timeframe / Process**

Site design, building permits and Ministerial approvals could be obtained by mid-2018. Construction of required services and footings could also be achieved by mid-2018. Sourcing and installation of suitable relocatable building should be undertaken in parallel. A facility, if project managed correctly, could be operational in second half of 2018.

Establishment of the industry linkages with an appropriately design diversion program must be undertaken in parallel.

An industry liaison officer if not already appointed should be sourced to cover off sites in the respective regions. If not in train, program design, job design and recruitment will take 6 months.

### **Tasks**

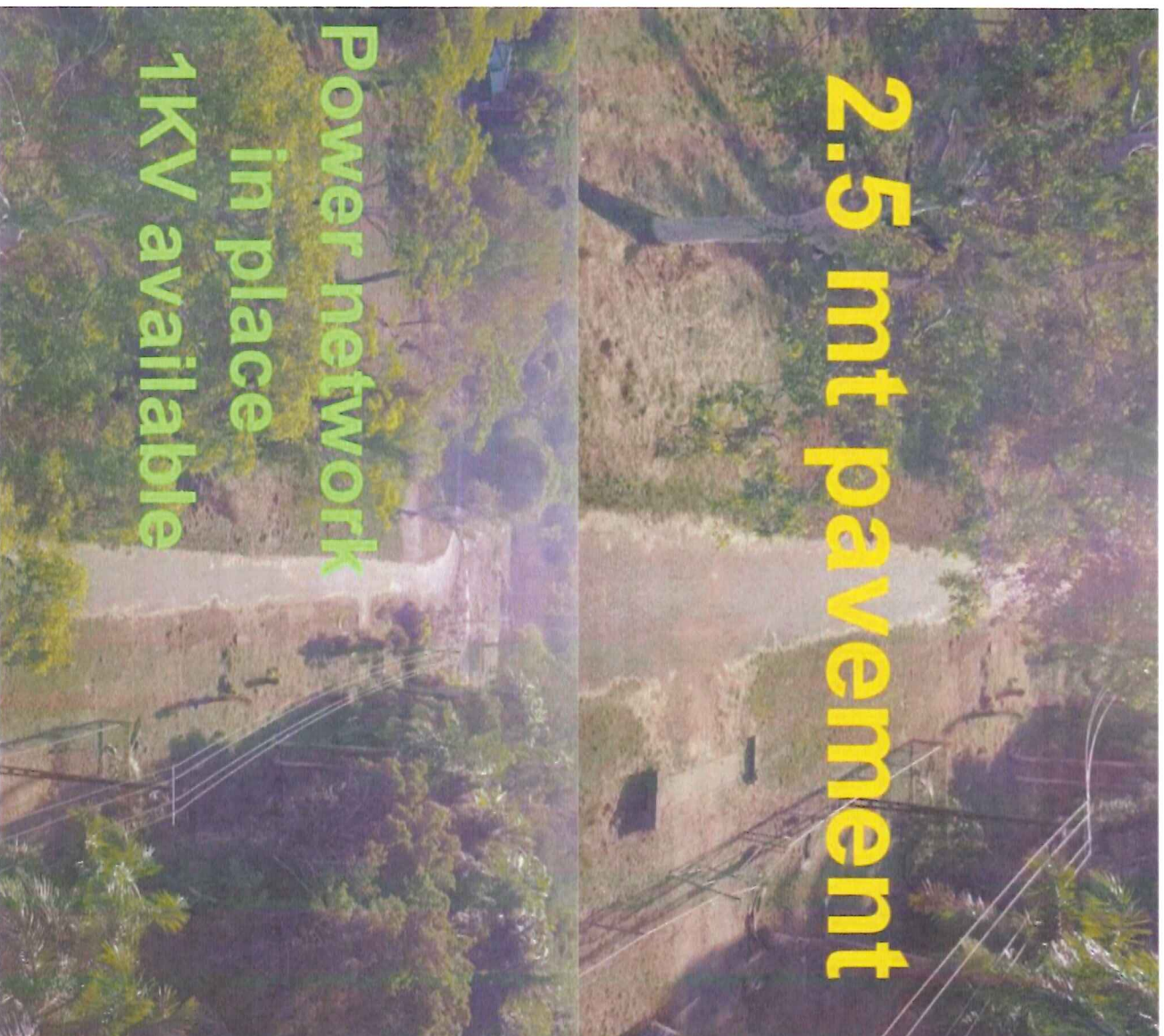
Seek approval of NTLC to speak with DIPL Planners about location within the village. Advise existing lessees within the village of the proposal.

Contract out connection to water and power and installation of septic system when a site development plan is available.

Approach NT Farmers association and other industry groups about utilising paid for work labour from the YJ facility.

Speak to Education and school about after-hours access to Middle Point School facilities.

Figures

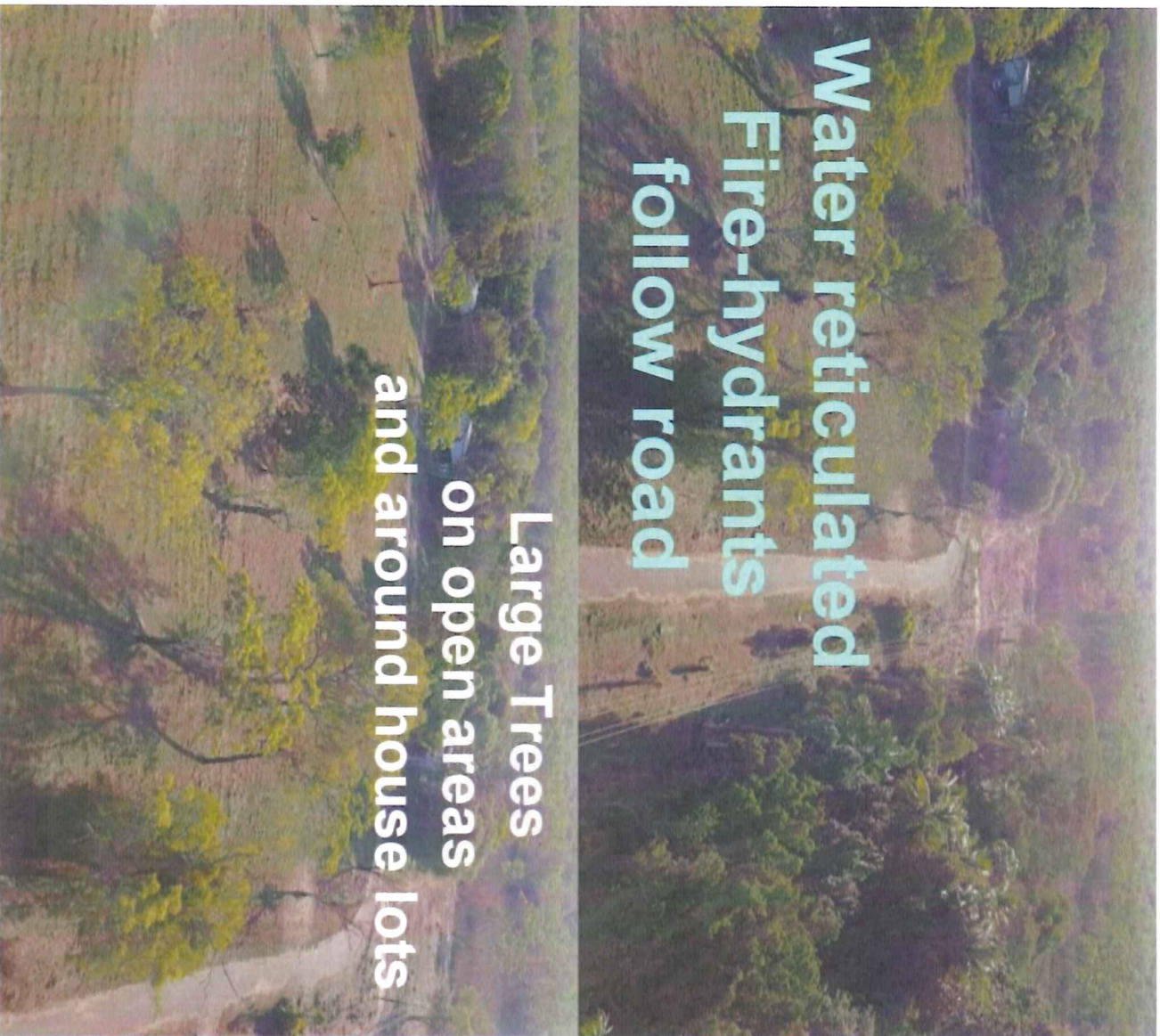


Middle Point Village Site 1 ha



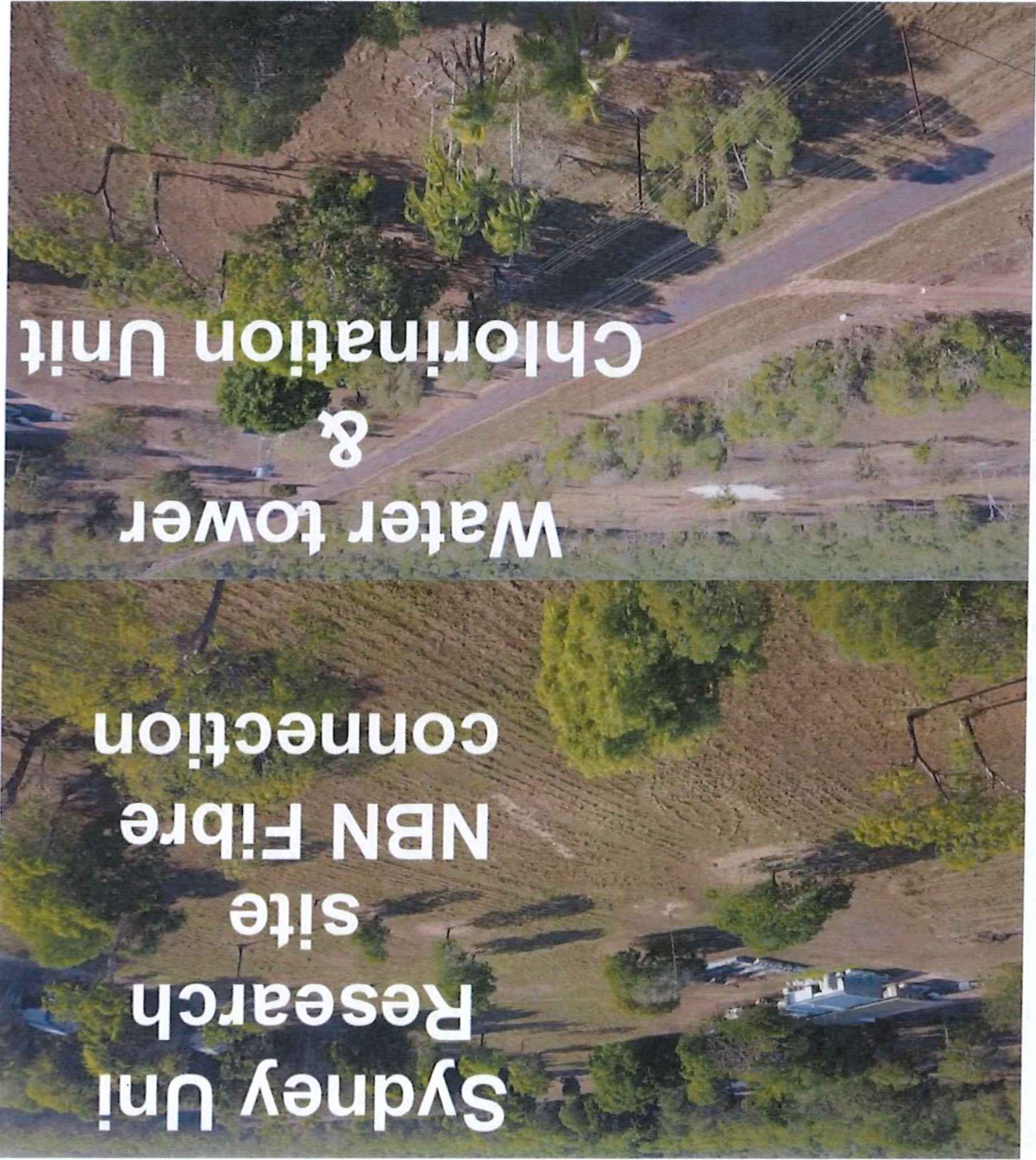
Middle Point Village front of lot





**Water reticulated  
Fire-hydrants  
follow road**

**Large Trees  
on open areas  
and around house lots**

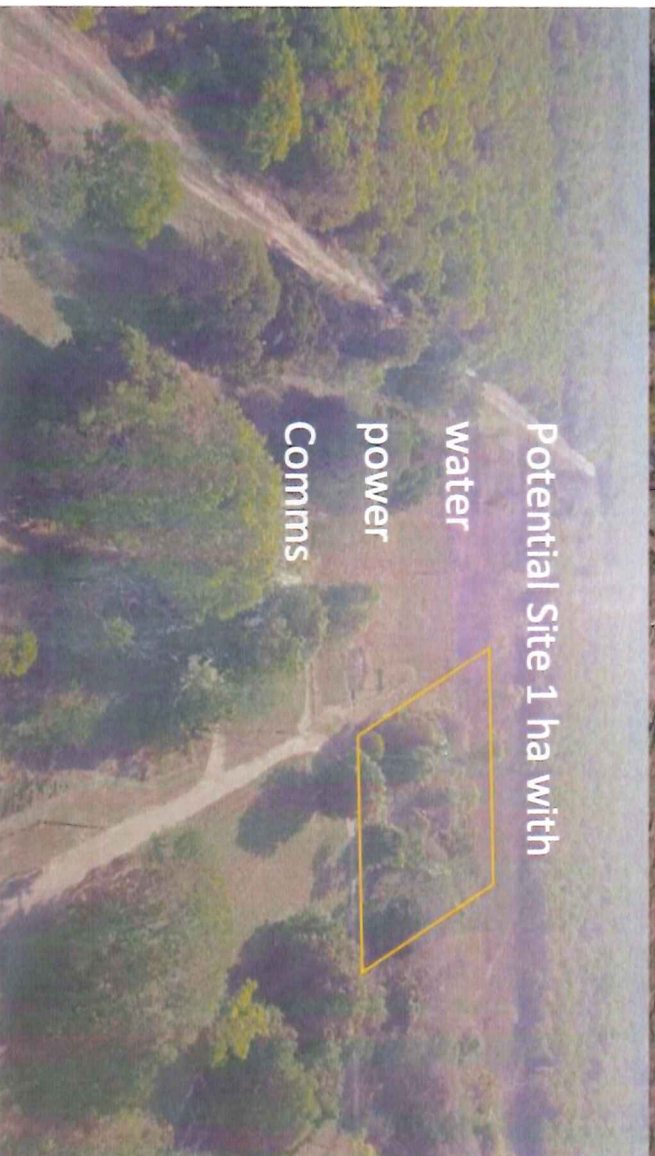


Chlorination Unit  
&  
Water tower

Sydney Uni  
Research  
site  
NBN Fibre  
connection

# Anzac Parade leads to

- Fogg Dam &
- Humpty Doo Barrmundi Farm
- Horticultural lots with
- Mangoes
- Rock melons
- Turf Farm
- Plus Janamba Croc Farm
- Adelaide River crocodile tours



Potential Site 1 ha with

water

power

Comms



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

**Record of Administrative Interests and Information**

The information contained in this record of Administrative Interests only relates to the below parcel reference.

**Parcel Reference:** Section 01585 Hundred of Guy plan(s) S2005/227

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

**Government Land Register**

(none found)

**Custodian - Registrar General (+61 8 8999 6252)**

**Current Title**

CUFT 779 718 (order 1)

**Tenure Type**

CROWN LEASE IN PERPETUITY 1319

**Tenure Status**

Current

**Area Under Title**

28 square kilometres 39 hectares

**Owners**

Northern Territory Land Corporation  
PO Box 2206, Parap NT 0804

**Easements**

Electricity supply Easement to Power and Water Authority

**Scheme Name**

(none found)

**Scheme Body Corporate Name**

(none found)

**Reserved Name(s)**

(none found)

**Unit Entitlements**

(none found)

**Transfers**

(none found)

**Tenure Comments**

(none found)

**Historic Titles**

CUFT 735 701 (order 2)  
CUFT 735 701 (order 1)  
CUFT 704 755 (order 1)  
CUFT 677 218 (order 1)  
CUFT 598 103 (order 1)  
CUFT 598 089 (order 1)  
CUFT 572 117 (order 1)  
CUFT 518 113 (order 1)  
CUFT 360 071 (order 1)

Visit the website [http://www.nt.gov.au/justice/bdm/land\\_title\\_office/](http://www.nt.gov.au/justice/bdm/land_title_office/)

**Custodian - Surveyor General (+61 8 8995 5362)****Address**

535 ANZAC PDE, MIDDLE POINT

**Survey Plan**

S2005/227

**Survey Status**

Approved

**Parcel Status**

CURRENT

**Parcel Area**

1 square kilometres, 95 hectares, 5000 square metres

**Map Reference**

Code 373 Scale 10000 Sheet 08.09

**Parent Parcels**

Section 01585 Hundred of Guy plan(s) S2005/227

**Parcel Comments**

SUPERSEDES SEC 1577. SUBDN OF SEC 1534 AND OTHER CROWN LAND VIDE S90/320/5. WIDENING OF MIDDLE POINT AND FOGG DAM ROADS VIDE S90/320/20. SEC 1746 SURRENDERED FOR PWC - S2005/227. SECTION 1747(A), LEASE IN EXCESS OF 12 YEARS OVER PART - S2006/154.

**Survey Comments**

SUBDIVISION OF SECTION 1585 HUNDRED OF GUY INTO SECTION 1746 AND BALANCE SEC 1585.

**Proposed Easements**

(none found)

**Municipality**

LITCHFIELD MUNICIPALITY

**Region**

DARWIN

**Custodian - Valuer General (+61 8 8995 5375)**

**Owner's Last Known Address**

Northern Territory Land Corporation, PO BOX 2206, PARAP NT 0804

**Parcels in Valuation**

Section 01585 Hundred of Guy

**Unimproved Capital Value**

\$1,200,000 on 01/07/2015

\$1,202,000 on 01/07/2012

\$1,058,000 on 01/07/2009

\$770,000 on 01/07/2006

\$385,000 on 01/07/2003

\$385,000 on 01/07/2000

\$350,000 on 01/07/1997

\$220,000 on 01/07/1994

\$200,000 on 01/07/1991

**Valuation Improvements**

(none found)

**Custodian - Property Purchasing (+61 8 8999 6631)**

**Acquisitions**

(none found)

**Custodian - Building Advisory Service (+61 8 8999 8965)**

**Building Control Areas**

BBDAR001 - Building Control Area                      DARWIN BUILDING AREA

**Building Permits**

**Application Number:**                                      6 of 6  
**Description:**    shed  
**Number of Residential Units:**  
**Australian Bureau of Statistics Type:**                      (none found)  
**Building Class:**    Non-habitable building  
**Area:**    6 square metres  
**Certification:**    Non-habitable building - Full Code - *issued on 09/08/2010*

---

**Application Number:**                                      5 of 6  
**Description:**    Office  
**Number of Residential Units:**  
**Australian Bureau of Statistics Type:**                      (none found)  
**Building Class:**    Office  
**Area:**    159 square metres  
**Certification:**    Office - Full Code - *issued on 08/07/2011*

---

**Application Number:**                                      4 of 6  
**Description:**    Demolish Social club,Accommodation units & 4 Houses  
**Number of Residential Units:**                                      1  
**Australian Bureau of Statistics Type:**                      Separate House  
**Building Class:**    Single Dwelling  
    Shop  
**Area:**    (none found)  
**Certification:**    Single Dwelling - Full Code - *issued on 10/07/2012*  
    Shop - Full Code - *issued on 10/07/2012*

---

**Application Number:**                                      3 of 6  
**Description:**    HERBICIDE STORE  
**Number of Residential Units:**                                      0  
**Australian Bureau of Statistics Type:**                      (none found)  
**Building Class:**    Non-habitable building  
**Area:**    50 square metres  
**Certification:**    Non-habitable building - *issued on 28/04/2003*

---

**Application Number:**                                      2 of 6  
**Description:**    SHED  
**Number of Residential Units:**                                      0  
**Australian Bureau of Statistics Type:**                      (none found)  
**Building Class:**    Non-habitable building  
**Area:**    170 square metres  
**Certification:**    Non-habitable building - Full Code - *issued on 30/05/2002*

Visit the website <http://www.nt.gov.au/building/>

**Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)**

**Planning Scheme Zone**  
H (Horticulture)

**Interim Development Control Orders**  
(none found)

**Planning Notes**  
(none found)

**Planning Applications**

**File Number**  
PA2006/0581

**Type**  
Development

**Date Received**  
05/07/2006

**Application Purpose**  
Demountable for accomodation purposes

**Application Status**  
Approved

**Other Affected Parcels**  
(none found)

**Instrument Signed**  
11/09/2006

**Instrument Number**  
DP06/0455

**Instrument Issued**  
Signed

**Instrument Status**  
Current

---

**File Number**  
PA2006/0543

**Type**  
Planning Scheme Amendment

**Date Received**  
20/06/2006

**Application Purpose**  
Rezone Section 1585 Anzac Parade Hundred of Guy from HP (Horticultural Protection) to SU (Specific Use)

**Application Status**  
Completed

**Other Affected Parcels**  
(none found)

**Instrument Signed**

**Instrument Number**

**Instrument Issued**

Not Complete

**Instrument Status**

Completed

---

**File Number**

PA2006/0426

**Type**

Subdivision

**Date Received**

15/05/2006

**Application Purpose**

Subdivision - Lease in excess of 12 Years

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

18/08/2006

**Instrument Number**

DP06/0439

**Instrument Issued**

Signed

**Instrument Status**

Current

---

**File Number**

PA2005/0554

**Type**

Subdivision

**Date Received**

11/08/2005

**Application Purpose**

SUBDIVISION TO CREATE 2 LOTS

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

21/10/2005

**Instrument Number**  
DP05/0452

**Instrument Issued**  
Signed

**Instrument Status**  
Completed

---

**File Number**  
PA2002/0882

**Type**  
Compliance Check

**Date Received**  
17/12/2002

**Application Purpose**  
PROPOSED STORE FACILITY

**Application Status**  
Approved

**Other Affected Parcels**  
(none found)

**Instrument Signed**

**Instrument Number**

**Instrument Issued**  
Not Complete

**Instrument Status**  
Completed

**Custodian - Power and Water Corporation (1800 245 092)**

**Meters on Parcel**

Power Water - Electricity (none found)

Power Water - Water (none found)

For Account balances, contact the Power and Water Corporation.

**Custodian - Pool Fencing Unit (+61 8 8924 3641)**

**Swimming Pool/Spa Status**  
(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

**Custodian - Mines and Energy (+61 8 8999 5322)**

For information on possible Exploration Licences, contact Mines & Energy or visit the website  
[http://www.nt.gov.au/d/Minerals\\_Energy/](http://www.nt.gov.au/d/Minerals_Energy/)

For information on possible Petroleum Titles, contact Mines & Energy for further details.

**Custodian - NT Environment Protection Authority (+61 8 8924 4218)**

**Results of site contamination assessment**  
(none found)

For further information contact Environment Protection Authority or visit the website  
<https://ntepa.nt.gov.au/waste-pollution/contaminated-land>

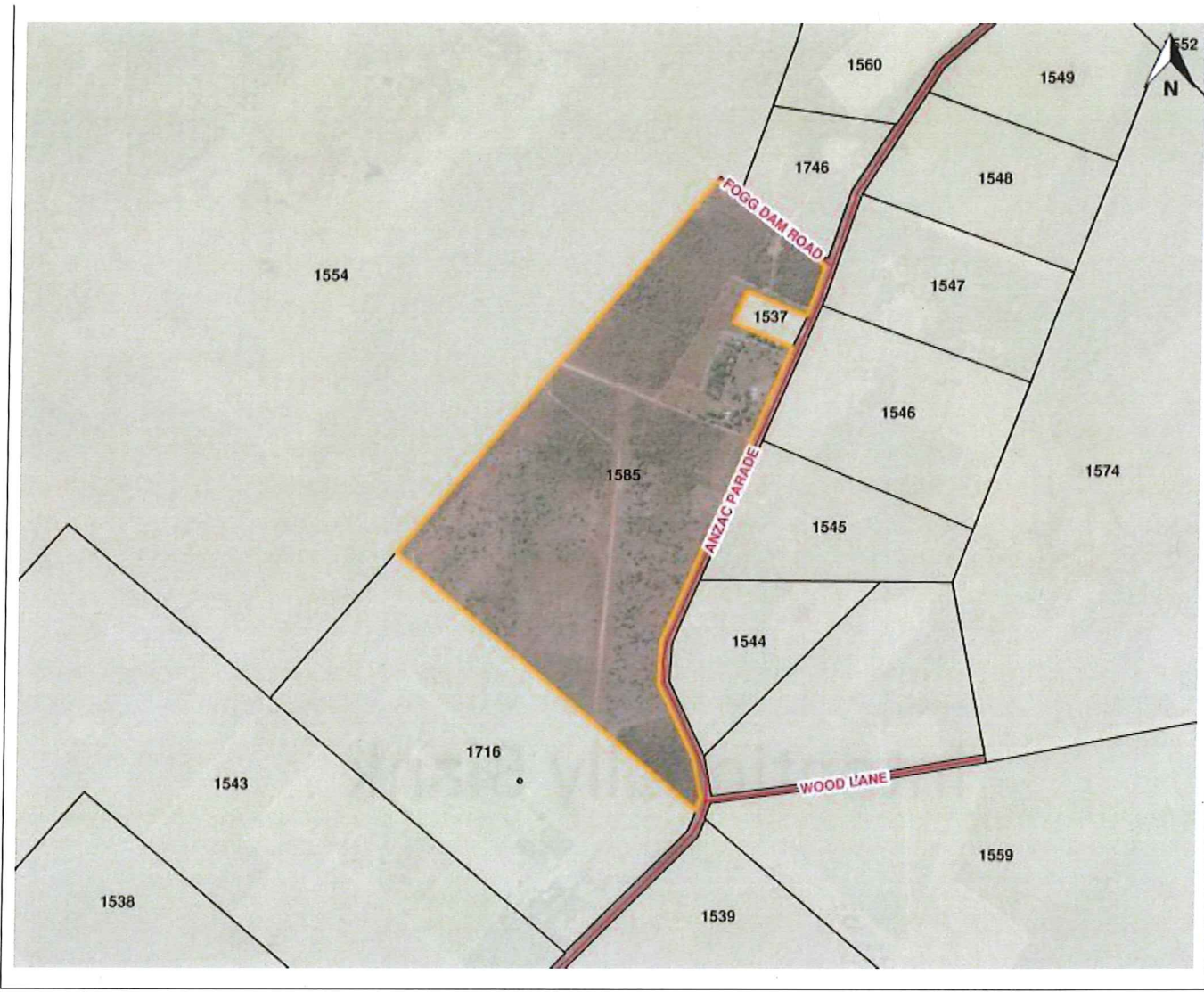
**Custodian - Heritage Branch (+61 8 8999 5039)**

**Heritage Listing:**  
(none found)

For further information on heritage places contact Heritage Branch or visit the website  
<https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

**Other Interests**

For Account balances, contact Litchfield Council



**Intentionally Blank**

## Appendix 2 Site Analysis Gunn Point Murrumujuk

### Portion 2626

#### Summary - 2 sites are summarised together

Located one hour from Darwin in future town of Murrumujuk. There are 2 site options:

A – Wrapped around the water tank

B – Behind the water tank with less public profile

#### Tenure

Crown Lease Perpetual 2-3 ha available, expandable depending on specific requirements. Ministerial consent to sublease will be required. Sublease is possible for up to 12 years and subdivision need not be formal if the site is to be used for less than 12 years. Development Application will be required under the Litchfield Plan.

#### Infrastructure

**Power** - Nearby overhead powerlines are evident and appear to be recent installations. Will need to check capacity to power a YJ facility.

**Water** – No connection at present, however the site is located adjacent to PWC's Gunn Point water tank (1.5ML). PWC may seek upgrades to the water supply system including chlorination.

**Sewerage** – On-site effluent system required.

**Communications** – Current mobile network coverage (Telstra) is active but sporadic and may need augmentation. Nearby proposed developments (e.g. Seafarms and future tourist area) will also require augmented services.

**Emergency access.**

**Road Access** – 52km from nearest centre. Access currently via unsealed Gunn Point Road (35km unsealed) Access to the Seafarms site (beyond the proposed site) is likely to be sealed by mid-2019. Gunn Point Road is regularly maintained and there are no stream crossings between the proposed end of the seal and the Youth Justice site.

**Fencing** - Nil in place.

**Heritage** - Nil

**Existing accommodation/building** – none.

#### Wellbeing and Safety

The site is currently isolated but on the edge of the proposed future town of Murrumujuk and adjoining proposed facilities due to commence construction and operation over the next 18 months. The proposed Seafarms aquaculture is to the south of the access road and an adjoining proposed 70 ha tourist resort is in the planning stages.

Arafura Medical Services operate a medical clinic at Howard Springs shopping centre which is 40 minutes from the site

**Opening Hours**

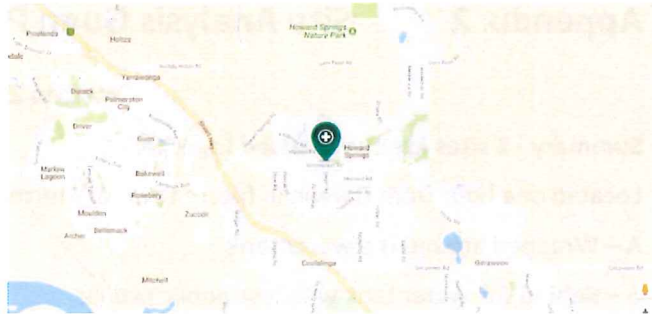
Monday - Friday: 8.30am to 7.00pm  
Saturday: 9.00am to 1.00pm by appointment  
Closed Sundays & Public Holidays

**Street Address**

Howard Springs Shopping Centre  
284 Whitewood Road  
Howard Springs NT 0835

**Phone**

(08) 8983 3055



The new Palmerston Hospital is scheduled to open in mid-2018 and will be a similar distance and timeframe for access.

**Services and Opportunities** including development and harnessing of an appropriately skilled workforce

There is a proposed aquaculture facility to be established to the south of the site and there may be some future opportunities in general maintenance. Such facilities are mostly operated with experienced workers / scientist.

There is also a proposed tourist site near the aquaculture facility which might offer a variety of maintenance and hospitality opportunities.

Similar to the old prison site on portion 1378 these sites may be able to access the many hectares of pine forest, neem and mahogany trees. These could be harvested and used for resale into the local market. If appropriate facilities for drying/ curing the timber are available, the residents could venture into wood working skills providing everything from road fixtures to furniture or simply pine logs for landscaping.

**Activities**

Apart from fishing, all other activities will need to be created onsite.

**Family and Cultural Connections**

The site is considered isolated without passing traffic. Until the Gunn Point Road is sealed there is little opportunity for access other than via private vehicle.

**Costs**

Permits and authorisations \$10,000

Water – extension of waterpipe to the adjoining PWC overhead tank @\$4/metre installed, \$1,000, chlorination plant \$5,000

Power - connection extend line 50 Metres \$25,000 may need transformer \$20,000

Septic - installation of domestic system \$20,000

Comms – purchase and installation of booster for mobile service \$3,000

Driveway/ internal sealing \$10,000

Landscaping \$10,000

Recreational installation (basketball court (bitumen hardstand) \$20,000 Concrete \$40,000

Site clearing and preparations \$10 000 for clearing and grubbing either site

**Site total \$155,000 (excludes building pads, underground works and fencing)**

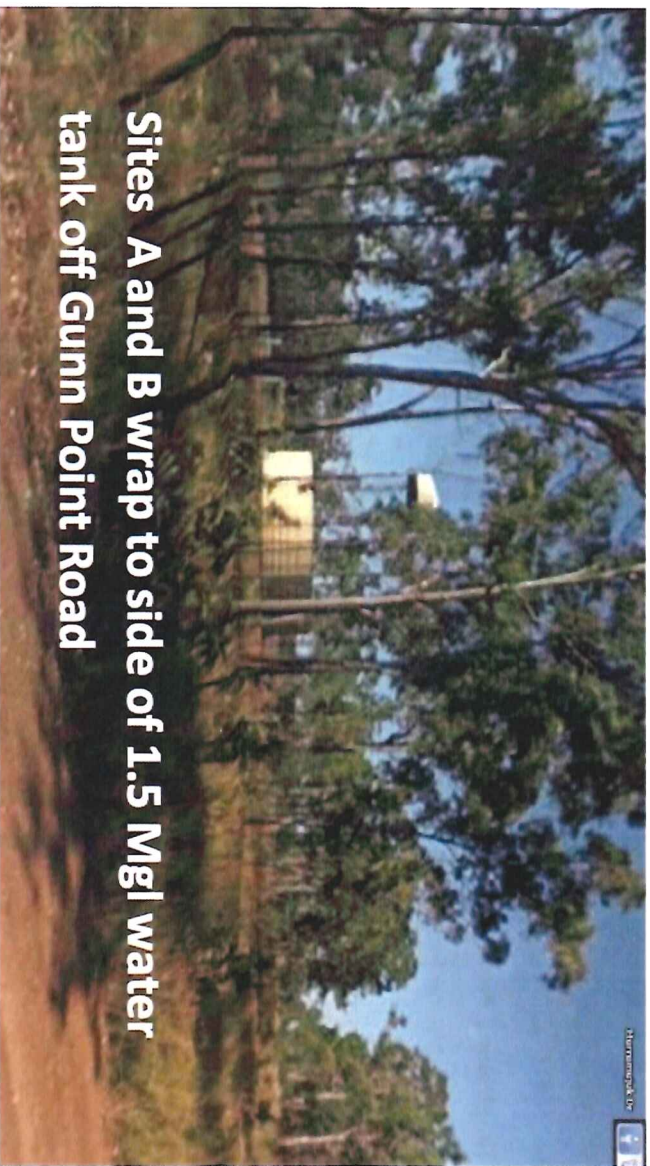
#### **Timeframe / Process**

Gain permission from NTLC to approach DIPL Planning on locating facility near PowerWater Corporation tank.

Determine proposed lease area and timeframe /period of lease. This will make a difference to the planners and type of lease. Over 12 years a formal subdivision will be required which will trigger formalisation of local government requirements such as road standards. setbacks etc.

PWC will need to provide advice on the water and power connections.

Figures





NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

**Record of Administrative Interests and Information**

The information contained in this record of Administrative Interests only relates to the below parcel reference.

**Parcel Reference:** N.T. Portion 02626 plan(s) S84/179

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

**Government Land Register**

(none found)

**Custodian - Registrar General (+61 8 8999 6252)**

**Current Title**

CUFT 770 344 (order 1)

**Tenure Type**

CROWN LEASE IN PERPETUITY 311

**Tenure Status**

Current

**Area Under Title**

260 square kilometres 97 hectares 3400 square metres

**Owners**

Northern Territory Land Corporation  
PO Box 2206, Parap NT 0804

**Easements**

Right of Way Easement granted to the proprietor(s) of Lot(s) 6223

**Scheme Name**

(none found)

**Scheme Body Corporate Name**

(none found)

**Reserved Name(s)**

(none found)

**Unit Entitlements**

(none found)

**Transfers**

(none found)

**Tenure Comments**

(none found)

**Historic Titles**

CUFT 759 905 (order 2)  
CUFT 759 905 (order 1)  
CUFT 718 866 (order 2)  
CUFT 718 866 (order 1)  
CUFT 497 061 (order 1)  
CUFT 458 098 (order 1)  
CUFT 453 131 (order 1)  
CUCL 195 079 (order 2)  
CUCL 195 079 (order 1)

Visit the website [http://www.nt.gov.au/justice/bdm/land\\_title\\_office/](http://www.nt.gov.au/justice/bdm/land_title_office/)

**Custodian - Surveyor General (+61 8 8995 5362)****Address**

3820 GUNN POINT RD, KOOLPINYAH

**Survey Plan**

S 84/179

**Survey Status**

Approved

**Parcel Status**

CURRENT

**Parcel Area**

260 square kilometres, 70 hectares

**Map Reference**

Code 200 Scale 250000 Sheet 00.00  
Code 200 Scale 10000 Sheet 10.10

**Parent Parcels**

(none found)

**Parcel Comments**

PART R1413 FOR PRISON PURPOSES NTG 43 OF 25/10/1972 - REVOKED NTG G12 25/03/1983. INCLUDES CLOSED ROAD VIDE RP449 & NTG G49 OF 10/12/1982. PROPOSED PARK UNDER THE TERRITORY PARKS AND WILDLIFE CONSERVATION ACT - NTG G23 10/06/1983. PART SUBJECT TO PROPOSED SHOAL BAY DEVELOPMENT - S89/203-4. SECTION 4467 EXCISED FOR DRC SITE - S93/261. SECTION 4668 & PT SECTION 4667 TO BE EXCISED FOR MURRUMUJUK STAGE 1 - S95/187. SECTION 5557(A) HUNDRED OF BAGOT (PAWA BORE & TANK SITE) OVER PART. PROPOSED SECTION 7 HUNDRED OF PATON OVER PART. SECTION 6223 HUNDRED OF BAGOT (WITH APPURTENANT ROW E'MENT) EXCISED - S2010/235. CLP311 BALANCE LEASE AREA CHECK REF LI2012/3/119.

**Survey Comments**

(none found)

**Proposed Easements**

(none found)

**Municipality**

LITCHFIELD MUNICIPALITY

**Region**

DARWIN

**Custodian - Valuer General (+61 8 8995 5375)****Owner's Last Known Address**

Northern Territory Land Corporation, PO BOX 2206, PARAP NT 0804

**Parcels in Valuation**

N.T. Portion 02626

**Unimproved Capital Value**

\$1,500,000 on 01/07/2015  
\$1,500,000 on 01/07/2012  
\$1,500,000 on 01/07/2009  
\$480,000 on 01/07/2006  
\$240,000 on 01/07/2003  
\$2,200,000 on 01/07/2000  
\$1,825,000 on 01/07/1997  
\$1,300,000 on 01/07/1994  
\$780,000 on 01/07/1991  
\$520,000 on 01/01/1989  
\$520,000 on 01/01/1986

**Valuation Improvements**

(none found)

**Custodian - Property Purchasing (+61 8 8999 6631)****Acquisitions**

Acquisition proposal exists, contact Property Purchasing for details.

**Custodian - Building Advisory Service (+61 8 8999 8965)****Building Control Areas**

BBDAR001 - Building Control Area                      DARWIN BUILDING AREA

**Building Permits**

(none found)

Visit the website <http://www.nt.gov.au/building/>**Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)****Planning Scheme Zone**

MZ (Multi Zone)

**Interim Development Control Orders**

(none found)

**Planning Notes**

(none found)

**Planning Applications**

**File Number**

PA2010/0973

**Type**

Subdivision

**Date Received**

09/08/2010

**Application Purpose**

Subdivision to create 2 lots

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

11/10/2010

**Instrument Number**

DP10/0648

**Instrument Issued**

Signed

**Instrument Status**

Current

---

**File Number**

PA1997/0920

**Type**

Compliance Check

**Date Received**

16/09/1997

**Application Purpose**

SECURITY CAR PARK,DEMOUNTABLE, BOAT SHED,WORKSHOP RMS97/3656

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

**Instrument Number**

**Instrument Issued**

Not Complete

**Instrument Status**

Completed

**File Number**

PA1993/0336

**Type**

Subdivision

**Date Received**

15/06/1993

**Application Purpose**

CREATE ONE LOT

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

13/07/1993

**Instrument Number**

MS0011

**Instrument Issued**

Signed

**Instrument Status**

Completed

**File Number**

PA1984/0335

**Type**

Subdivision

**Date Received**

19/06/1984

**Application Purpose**

CREATE 1 LOT

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

19/06/1984

**Instrument Number**

S 0879

**Instrument Issued**

Signed

## Instrument Status

### Custodian - Power and Water Corporation (1800 245 092)

#### Meters on Parcel

Power Water - Electricity	3
Power Water - Water	(none found)

For Account balances, contact the Power and Water Corporation.

### Custodian - Pool Fencing Unit (+61 8 8924 3641)

#### Swimming Pool/Spa Status

(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

### Custodian - Mines and Energy (+61 8 8999 5322)

For information on possible Exploration Licences, contact Mines & Energy or visit the website [http://www.nt.gov.au/d/Minerals\\_Energy/](http://www.nt.gov.au/d/Minerals_Energy/)

For information on possible Petroleum Titles, contact Mines & Energy for further details.

### Custodian - NT Environment Protection Authority (+61 8 8924 4218)

#### Results of site contamination assessment

(none found)

For further information contact Environment Protection Authority or visit the website <https://ntepa.nt.gov.au/waste-pollution/contaminated-land>

### Custodian - Heritage Branch (+61 8 8999 5039)

#### Heritage Listing:

(none found)

For further information on heritage places contact Heritage Branch or visit the website <https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

### Other Interests

For Account balances, contact Litchfield Council

Storm Surge: This lot is within a primary surge zone. For more information contact Lands Planning on 8999 8963.

Storm Surge: This lot is within a secondary surge zone. For more information contact Lands Planning on 8999 8963.

## Appendix 3 Site Analysis Gunn Point Ex-Prison Farm

### Portion 1378 Hundred of Bagot

#### Summary -

Located one hour from Darwin in proposed future town of Murrumujuk. The Prison Farm closed in 1995 and is now a derelict site with many buildings in ruin.

#### Tenure

Freehold in the name of Northern Territory Land Corporation (NTLC). Part of the area can be leased without further approval other than from NTLC Board and a Development Application under the Litchfield Plan. A Youth Justice facility is not inconsistent with the existing structure plan. 2-3ha is available, expandable depending on specific requirements.

#### Infrastructure

**Power** - Nearby overhead powerlines are evident and appear as recent installations. The power will need to be extended some 60 metres and may also require a transformer to be installed.

**Water** – None at present. There are 2 options for future supply:

- PWC Gunn Point water tank (1.5ML) is approximately 2.5 Km away and may have capacity to supply. It is possible that PWC in seeking users might install a water line to the facility. If not, costs will need to be assessed as well as the creation of an easement for the line. PWC's system is limited to one bore and a contingency supply bore may be required to ensure security of supply.
- Historically operated bores in the general area are evident. It may be quicker and better value to install a new dedicated bore and tank.

An elevated tank may be required on the site to maintain supply and water pressure.

**Sewerage** – On-site effluent system required.

**Communications** – Current mobile network coverage (Telstra) is limited and would need augmentation. Nearby proposed developments (e.g. Seafarms and Murrumujuk Resort) will also require augmented services. 4G service appears at the beach area a Kilometre to the west and near the PWC water tank but is not apparent at the proposed site.

**Emergency access.** Although no formal Heli-pad, there could be suitable area set aside for emergency situations.

**Road Access** – 54km from nearest centre. Access currently via unsealed Gunn Point Road (35km unsealed) Access to the Seafarms site is likely to be sealed by mid-2019. The distance from the Seafarms facility to the YJ site is about 2.5 km. Gunn Point Road is regularly maintained and there are no stream crossings between the proposed end of the seal and the YJ site.

**Fencing** - Nil in place. The existing old prison buildings could have asbestos and should be fenced off in the short term until the site is remediated.

**Heritage** – Not assessed

**Existing accommodation/building** – none of any value

#### **Wellbeing and Safety**

The site is currently isolated but on the edge of the proposed future town of Murrumujuk. Adjoining and part of the nominated site was the former Gunn Point Prison Farm and most of the permanent buildings

and fixtures are still in situ but badly vandalised and in ruins. The existing buildings and some of the structures, such as the water tower either need to be removed or made safe in some way. The water tower ladder is easily accessible and presents a significant danger. It is possible that the ceilings which are falling down in some buildings are asbestos. To use this site, the buildings and fixtures need to be made safe or removed.

Arafura Medical Services operate a medical clinic at Howard Springs shopping centre which is 40 minutes from the site

**Opening Hours**

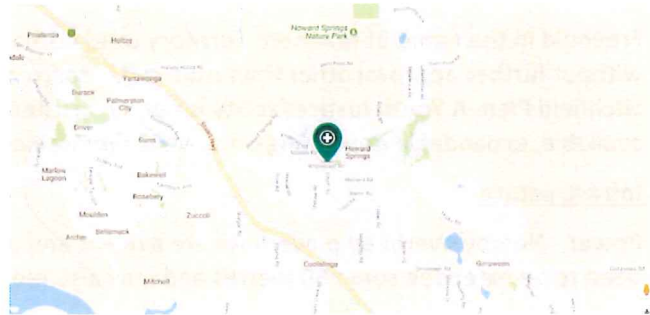
Monday - Friday: 8.30am to 7.00pm  
Saturday: 9.00am to 1.00pm by appointment  
Closed Sundays & Public Holidays

**Street Address**

Howard Springs Shopping Centre  
284 Whitewood Road  
Howard Springs NT 0835

**Phone**

(08) 8983 3055



The new Palmerston Hospital is scheduled to open in mid-2018 and will be a similar distance and timeframe for access

**Services and Opportunities** including development and harnessing of an appropriately skilled workforce.

The site was formerly a farm which had livestock and vegetables. These could be reintroduced into the area with appropriate leadership skills onsite. The area also has many hectares of pine forest, neem and mahogany trees. These could be harvested and used for resale into the local market. If appropriate facilities for drying/ curing the timber are available, the residents could venture into wood working skills providing everything from road fixtures to furniture or simply pine logs for landscaping.

There is a proposed aquaculture facility to be established some 2.5 Kilometres to the south of the site and there may be some future opportunities in general maintenance. Such facilities are mostly operated with experienced workers / scientist.

There is also a proposed tourist site near the aquaculture facility which might offer a variety of maintenance and hospitality opportunities.

Currently the Leeders Creek operations undertake rubbish removal and bin clearing for the entire Gunn Point Beach on contract. It is the only service operating at Gunn Point.

**Activities**

Apart from fishing all other activities will need to be created onsite

**Family and Cultural Connections**

The site is considered isolated without passing traffic. Until the Gunn Point Road is sealed there is little opportunity for access other than via private vehicle.

**Costs**

Permits and authorisations \$10,000

Water – extension of waterpipe 2.5 K \$100,000 Water tank \$30,000 and stand for maintenance of water pressure \$30,000, chlorination plant \$

Power - connection extend line 60 Metres \$30,000 may need transformer \$20,000.

Septic - installation of domestic system \$20,000

Comms – purchase and installation of booster for mobile service \$3,000

Driveway/ internal sealing \$10,000

Landscaping \$10,000

Recreational installation (basketball court (bitumen hardstand) \$20,000 Concrete \$40,000

The specific site clearing and preparations \$10,000. The costs to remove the existing buildings will be significant and could be more than \$3m+ escalation.

**Site total \$313,000 (excludes building pads, underground works and fencing) + \$3m**

### **Timeframe / Process**

Gain permission form NTLC to approach DIPL Planning on locating site near future Town Centre.

Determine proposed lease area and timeframe /period of lease. This will make a difference to the planners and type of lease. Over 12 years a formal subdivision will be required which will trigger formalisation of local government requirements such as road standards. setbacks etc.

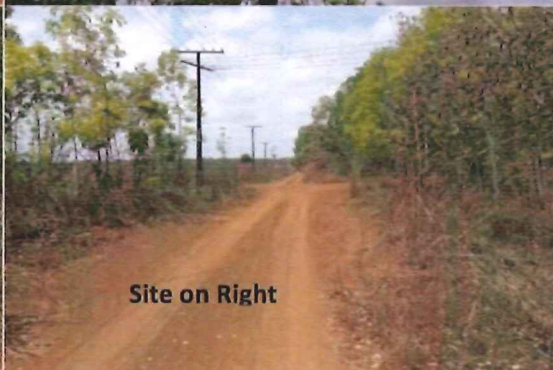
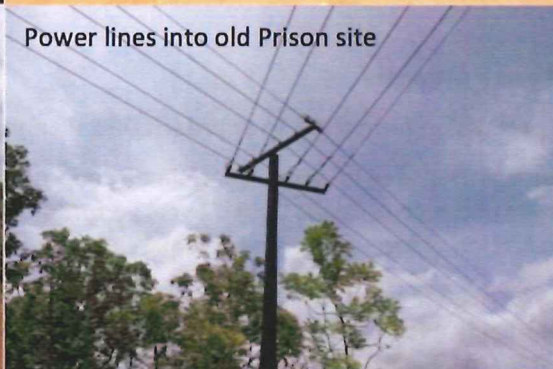
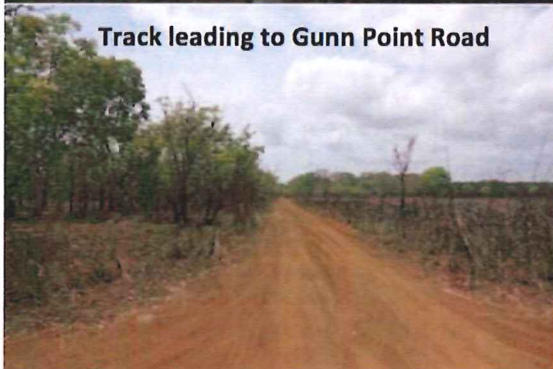
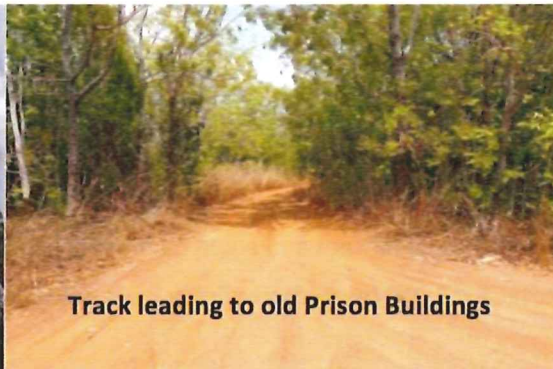
PWC will need to provide advice on the 2.5k pipeline. If not viable then Natural Resources advice on water quality and bore viability to either re-commission an old Prison Farm Bore or drill a new bore. Attention to location of bore with effluent disposal point.

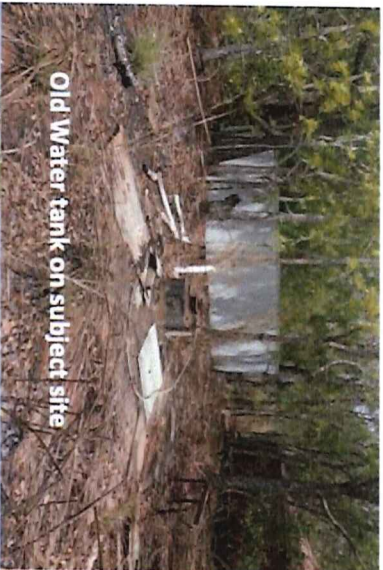
PWC advice on connecting to electricity required. Once satisfied lease of area only needs approval of NTCLC Board to proceed.

Figures

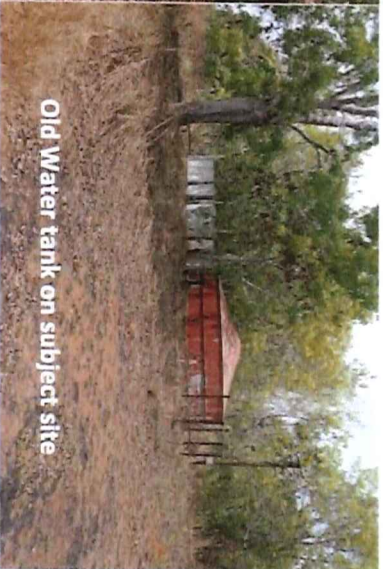


Door to ladder

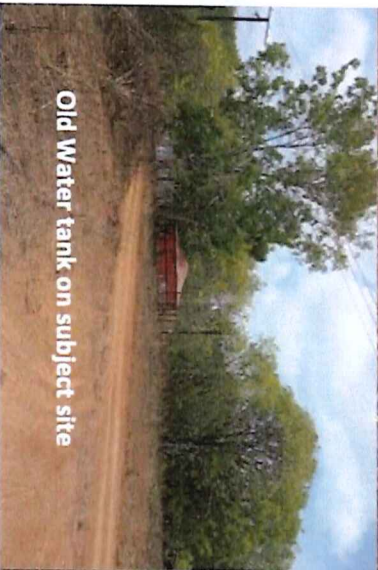




Old Water tank on subject site



Old Water tank on subject site



Old Water tank on subject site



Decommissioned bore at old Prison site



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

**Record of Administrative Interests and Information**

The information contained in this record of Administrative Interests only relates to the below parcel reference.

**Parcel Reference:** Portion 01378 Hundred of Bagot plan(s) OP 001485

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

**Government Land Register**

(none found)

**Custodian - Registrar General (+61 8 8999 6252)**

**Current Title**

CUFT 094 063 (order 4)

**Tenure Type**

ESTATE IN FEE SIMPLE

**Tenure Status**

Current

**Area Under Title**

2 square kilometres 49 hectares

**Owners**

Northern Territory Land Corporation  
PO Box 2206, Parap NT 0804

**Easements**

(none found)

**Scheme Name**

(none found)

**Scheme Body Corporate Name**

(none found)

**Reserved Name(s)**

(none found)

**Unit Entitlements**

(none found)

**Transfers**

07/02/1973 for n/a  
17/05/1940 for na

**Tenure Comments**

(none found)

**Historic Titles**

CUFT 094 063 (order 3)  
CUFT 094 063 (order 2)  
CUFT 094 063 (order 1)  
CUFT 086 113 (order 3)  
CUFT 086 113 (order 2)  
CUFT 086 113 (order 1)  
NACL 002 001 (order 4)  
NACL 002 001 (order 3)  
NACL 002 001 (order 2)  
NACL 002 001 (order 1)

Visit the website [http://www.nt.gov.au/justice/bdm/land\\_title\\_office/](http://www.nt.gov.au/justice/bdm/land_title_office/)

**Custodian - Surveyor General (+61 8 8995 5362)****Address**

MURRUMUJUK

**Survey Plan**

OP 001485

**Survey Status**

Approved

**Parcel Status**

CURRENT

**Parcel Area**

2 square kilometres, 49 hectares

**Map Reference**

Code 200 Scale 10000 Sheet 10.10

**Parent Parcels**

(none found)

**Parcel Comments**

AQUIRED BY THE TERRITORY NTG G5 8/2/1984. SHOAL BAY DEVELOPMENT VIDE S89/203(RESIDENTIAL) S89/231 (COMMERCIAL). TO BE TRANSFERRED TO THE TERRITORY AND CANCELLED. PART PROP SECS 4667 & 4669 TO BE EXCISED FOR FIRST STAGE OF MURRUMUJUK AND EXTN TO GUNN POINT PRISON FARM - S95/187. NOW PROP SEC 4685 - S95/234.

**Survey Comments**

(none found)

**Proposed Easements**

(none found)

**Municipality**

LITCHFIELD MUNICIPALITY

**Region**

DARWIN

**Custodian - Valuer General (+61 8 8995 5375)**

**Owner's Last Known Address**

Northern Territory Land Corporation, PO BOX 2206, PARAP NT 0804

**Parcels in Valuation**

Portion 01378 Hundred of Bagot

**Unimproved Capital Value**

\$3,000,000 on 01/07/2015

\$2,200,000 on 01/07/2012

\$2,200,000 on 01/07/2009

\$1,374,000 on 01/07/2006

\$687,000 on 01/07/2003

\$625,000 on 01/07/2000

\$520,000 on 01/07/1997

\$370,000 on 01/07/1994

\$200,000 on 01/07/1991

\$200,000 on 01/01/1989

\$200,000 on 01/01/1986

\$16,000 on 01/05/1979

**Valuation Improvements**

30/03/1986 Land

**Custodian - Property Purchasing (+61 8 8999 6631)**

**Acquisitions**

(none found)

**Custodian - Building Advisory Service (+61 8 8999 8965)**

**Building Control Areas**

BBDAR001 - Building Control Area

DARWIN BUILDING AREA

**Building Permits**

(none found)

Visit the website <http://www.nt.gov.au/building/>

**Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)**

**Planning Scheme Zone**

FD (Future Development)

**Interim Development Control Orders**

(none found)

**Planning Notes**

(none found)

**Planning Applications**

(none found)

**Custodian - Power and Water Corporation (1800 245 092)**

**Meters on Parcel**

Power Water - Electricity (none found)  
Power Water - Water (none found)

For Account balances, contact the Power and Water Corporation.

**Custodian - Pool Fencing Unit (+61 8 8924 3641)**

**Swimming Pool/Spa Status**

(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

**Custodian - Mines and Energy (+61 8 8999 5322)**

For information on possible Exploration Licences, contact Mines & Energy or visit the website  
[http://www.nt.gov.au/d/Minerals\\_Energy/](http://www.nt.gov.au/d/Minerals_Energy/)

For information on possible Petroleum Titles, contact Mines & Energy for further details.

**Custodian - NT Environment Protection Authority (+61 8 8924 4218)**

**Results of site contamination assessment**

(none found)

For further information contact Environment Protection Authority or visit the website  
<https://ntepa.nt.gov.au/waste-pollution/contaminated-land>

**Custodian - Heritage Branch (+61 8 8999 5039)**

**Heritage Listing:**

(none found)

For further information on heritage places contact Heritage Branch or visit the website  
<https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

**Other Interests**

For Account balances, contact Litchfield Council

Storm Surge: This lot is within a primary surge zone. For more information contact Lands Planning on 8999 8963.

Storm Surge: This lot is within a secondary surge zone. For more information contact Lands Planning on 8999 8963.

Intentionally Blank

## Appendix 4 Site Analysis Mataranka Station (Homestead)

### Portion 2255

#### Summary -

Located 85km south of Katherine, the site is currently subleased for pastoral activity but has historically been used as an educational facility by CDU.

#### Tenure

Crown Lease Perpetual in the name of Northern Territory Land Corporation. The existing sublease has a provision to allow a Youth Justice facility to operate from within the homestead area. No subdivision or Development Application is required, although a negotiated outcome with current lessee is required.

#### Infrastructure

**Power** – Connected to main grid.

**Water** – Water supply provided by bore and pumps located at the homestead. Water quality likely to be good but may need disinfection/ chlorination plant.

**Sewerage** – On-site septic system in place.

**Communications** – Current mobile network coverage is limited within the site, but land line services are connected to some premises within the homestead area.

**Emergency and road access** – Stuart Highway frontage, with excellent all-weather access.

**Fencing** - Nil in place within the homestead area. Cattle hold areas surround the homestead.

**Heritage** – None listed within ILIS.

**Existing accommodation/building** – Existing student accommodation is serviceable, but the classrooms need removal and replacement. New kitchen, mess, recreational and staff accommodation likely to be required due to asbestos and termite damage in existing facilities. However, there is sufficient room within the footprint to accommodate these additional facilities once the existing buildings suspect are removed.

#### Well Being and Safety

Mataranka Township is 15 minutes to the south and has a health clinic, police station and school

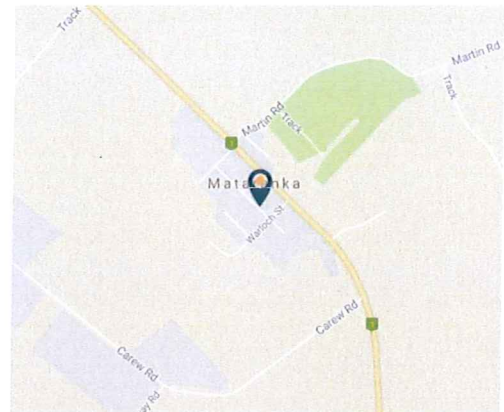
Aboriginal Health Clinic  
25 Gunn STREET, MATARANKA 0852

- Ph: 08 8975 4547
- W: [Visit website](#)

Opening times:

- Monday:8am - 4:30pm
- Tuesday:8am - 4:30pm
- Wednesday:8am - 4:30pm
- Thursday:8am - 4:30pm
- Friday:8am - 4:30pm

**Services and Opportunities** including development and harnessing of an appropriately skilled workforce



The station is now run as a pastoral concern. The skillsets on the station are the same as any pastoral operation and range from fencing, irrigation and dam management to animal handling. Cattle handling is mechanised.

### **Activities**

In the past the recreational facilities appeared to provide for indoor activities such pool darts etc.

### **Family and Cultural Connections**

The site is on the Stuart Highway so easily accessible but within an operational pastoral property, so visitors will need permission from the lessee.

### **Costs**

Permits and authorisations \$0

Water – existing pipework \$0

Power – existing connections \$0.

Septic – existing \$0

Comms – exist on site \$0

Driveway/ internal sealing not required

Landscaping not required

Recreational installation (basketball court (bitumen hardstand) \$20,000 Concrete \$40,000

Site preparations \$5 000 for clearing

Removal of existing classroom and building used for recreation \$30,000 per unit, \$60,000

**Site total \$105,000 (excludes building pads, underground works and fencing)**

**Removal of existing houses is not included in the estimate. If deemed necessary, add \$30,000/house.**

### **Timeframe / Process**

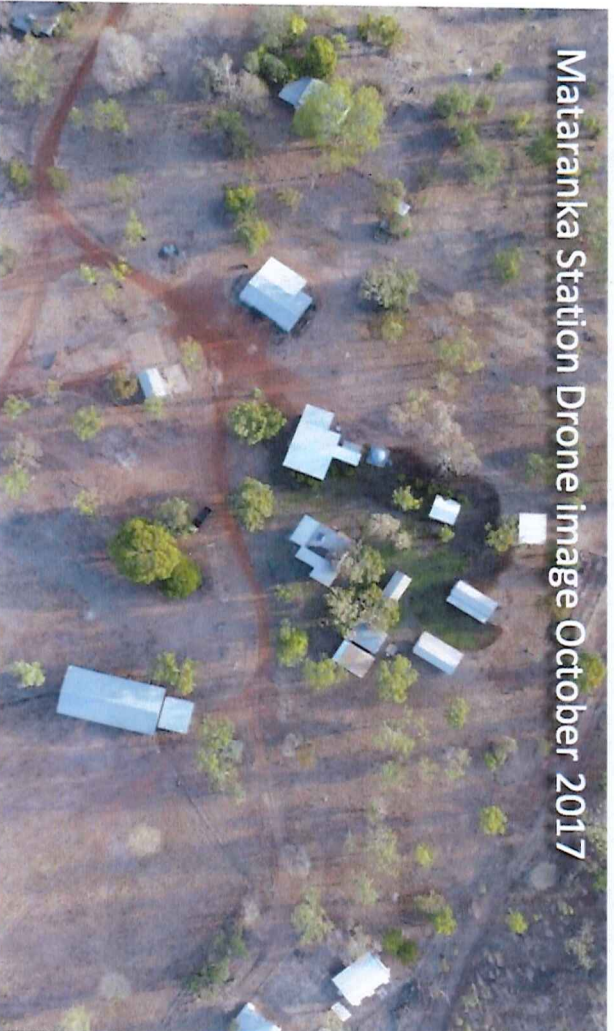
The lease clause provides for immediate access to reinstate the facility if required. If suitable relocatable buildings are available, then they could be positioned and connected to existing services quickly.

To ensure the safety of the residents, the removal or demolition of hazardous buildings would need to be undertaken prior to the facility becoming operational. Asbestos removal requires specialist

No other approvals required.

Figures

Mataranka Station Drone Image October 2017



Accommodation



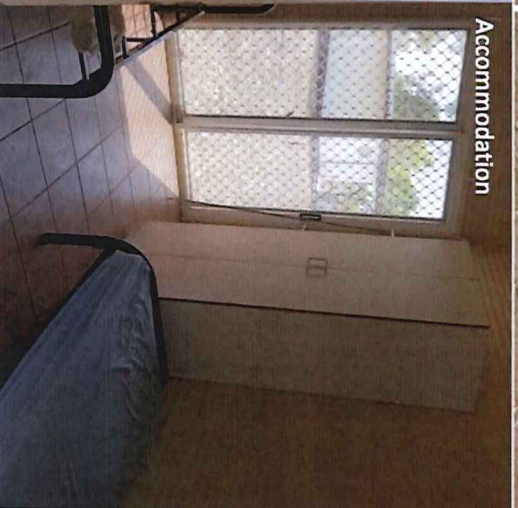
Accommodation



Accommodation

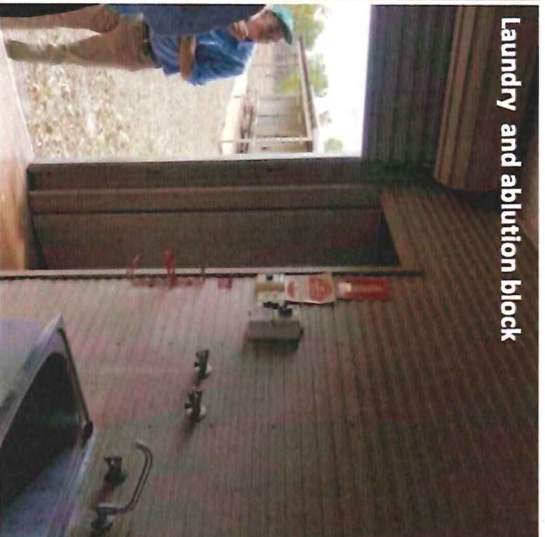


Accommodation

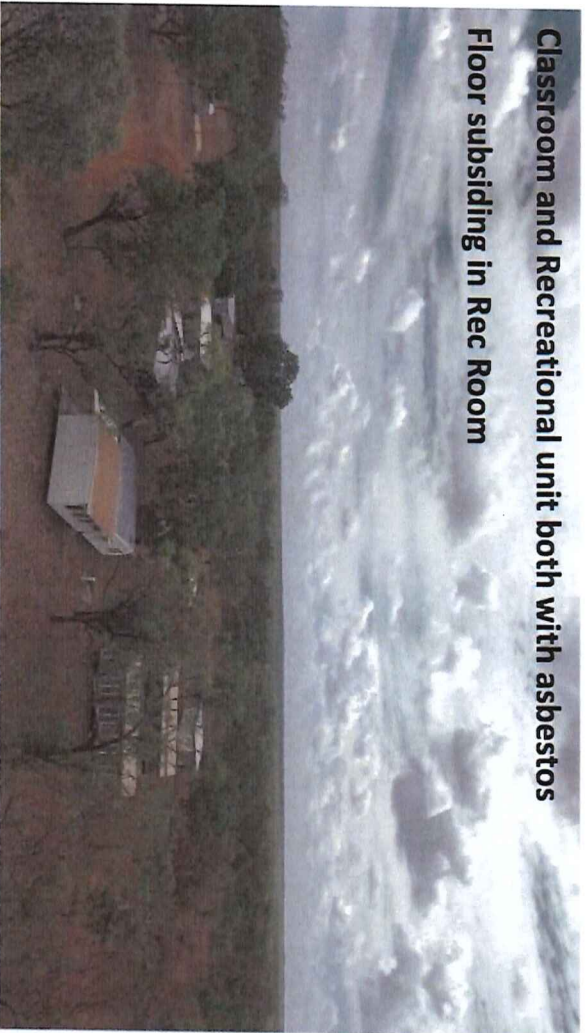




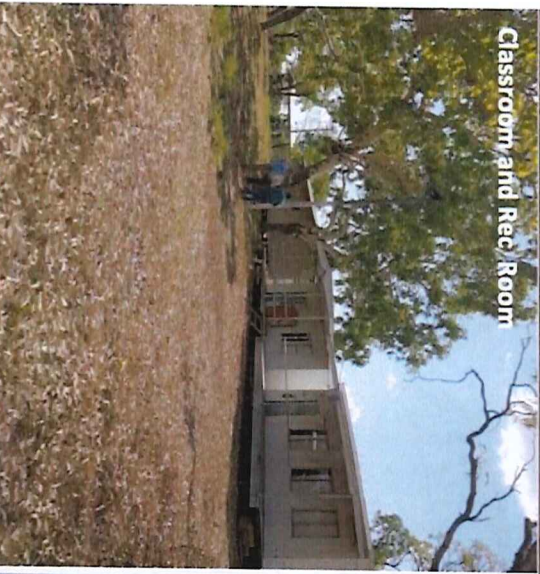
Accommodation



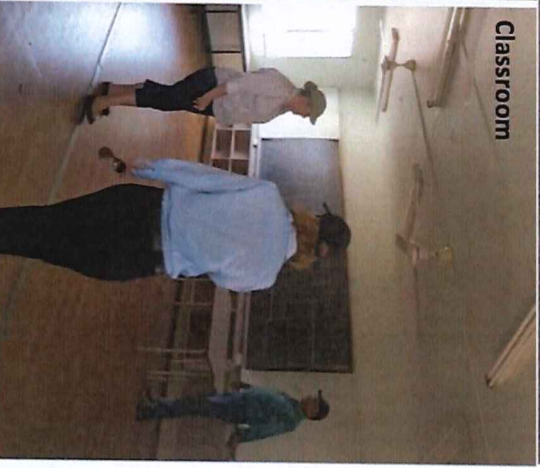
Laundry and ablution block



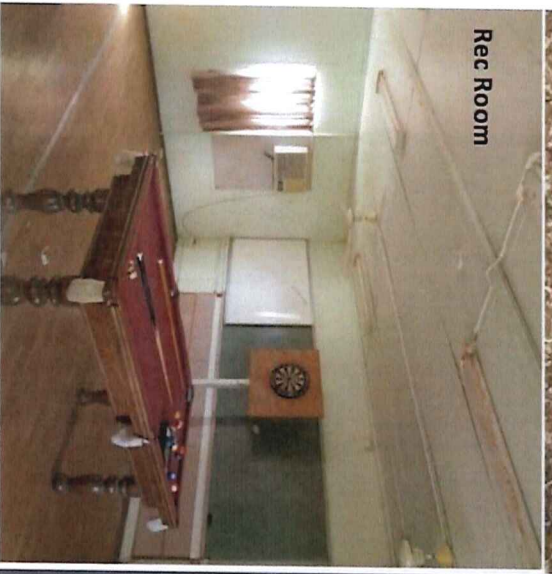
**Classroom and Recreational unit both with asbestos  
Floor subsiding in Rec Room**



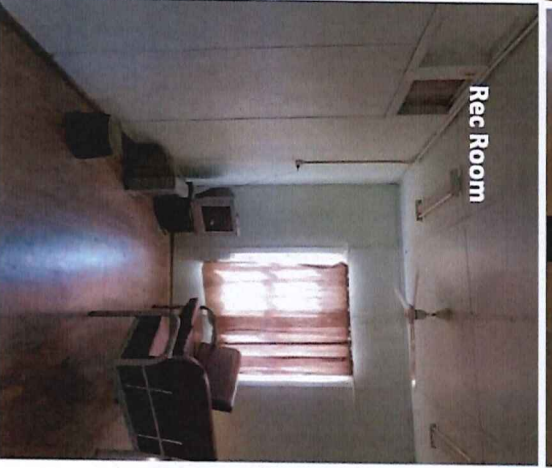
**Classroom and Rec Room**



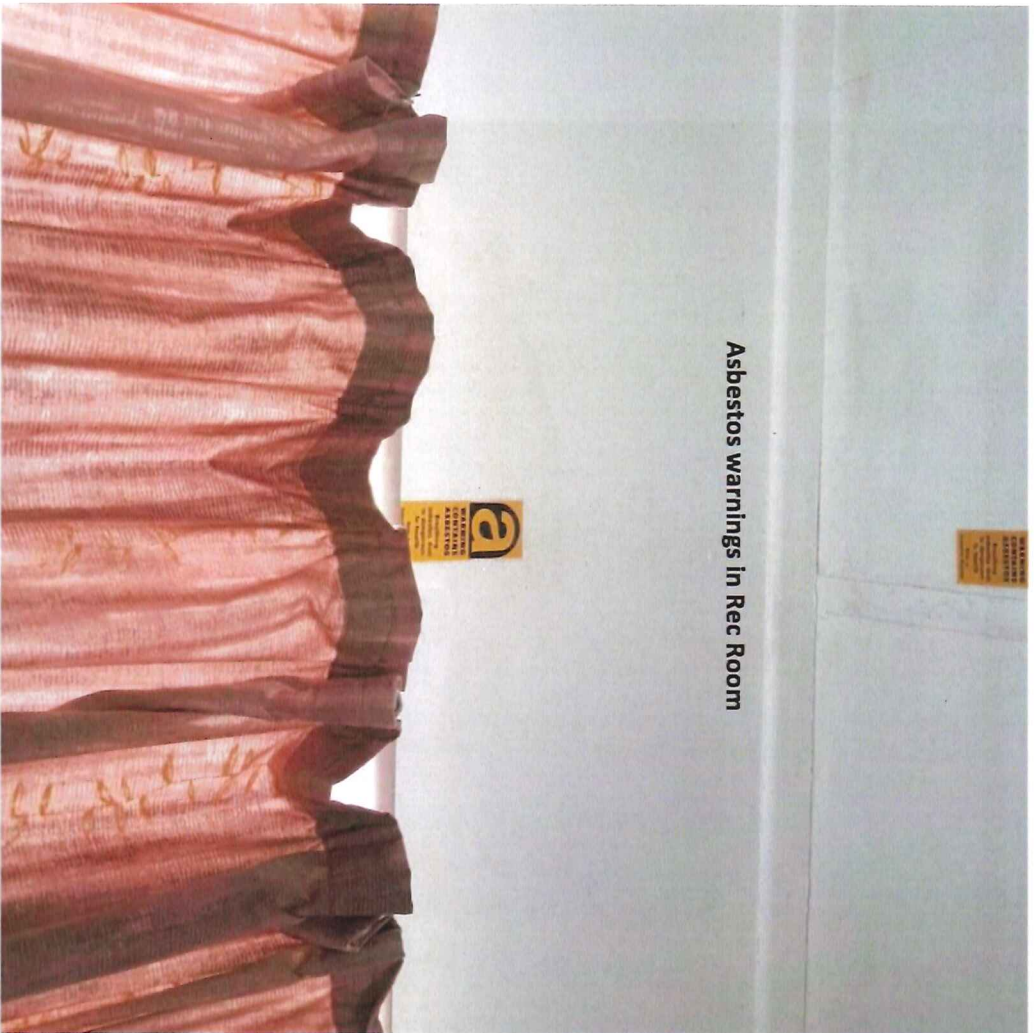
**Classroom**



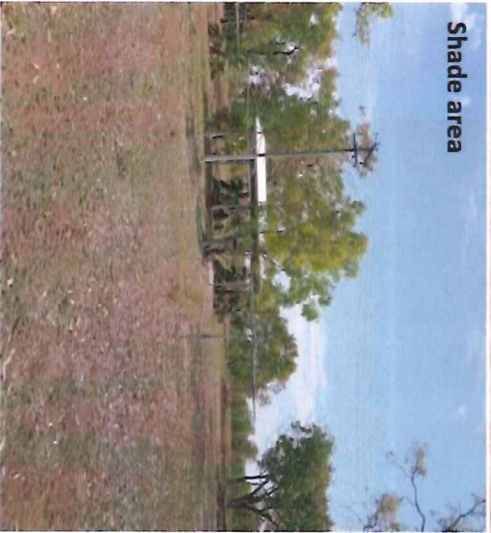
**Rec Room**



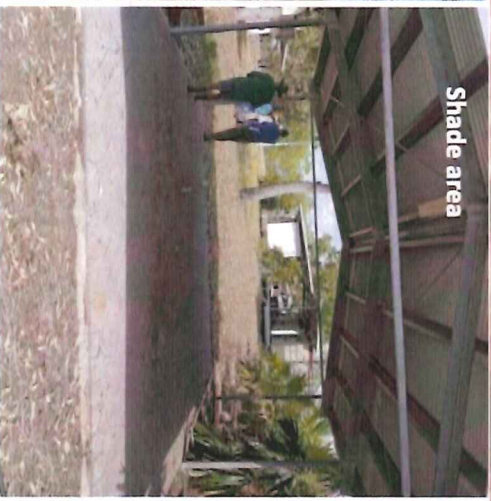
**Rec Room**



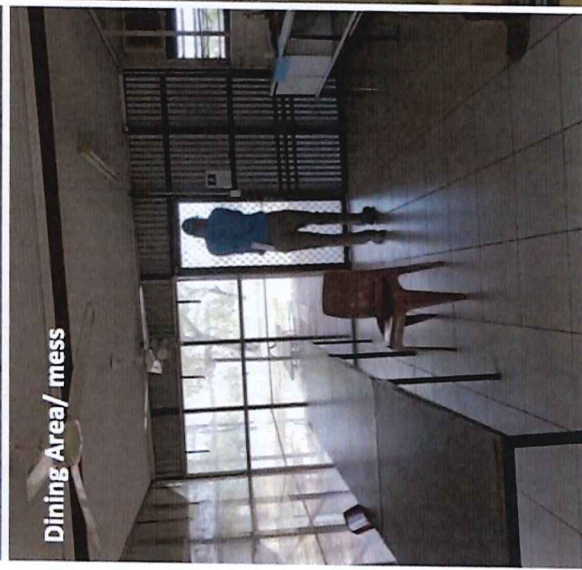
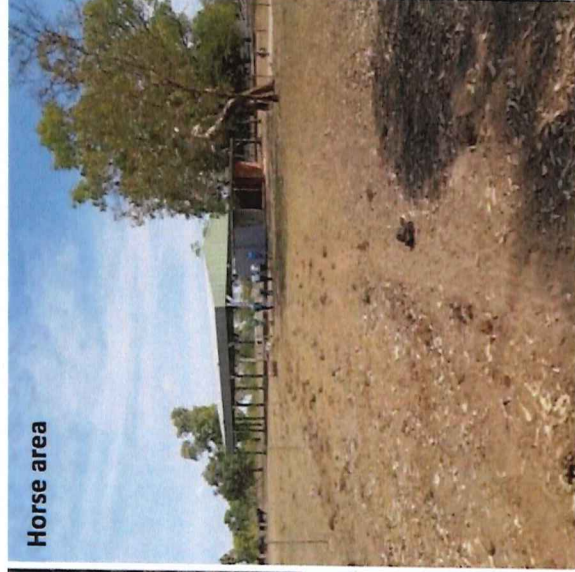
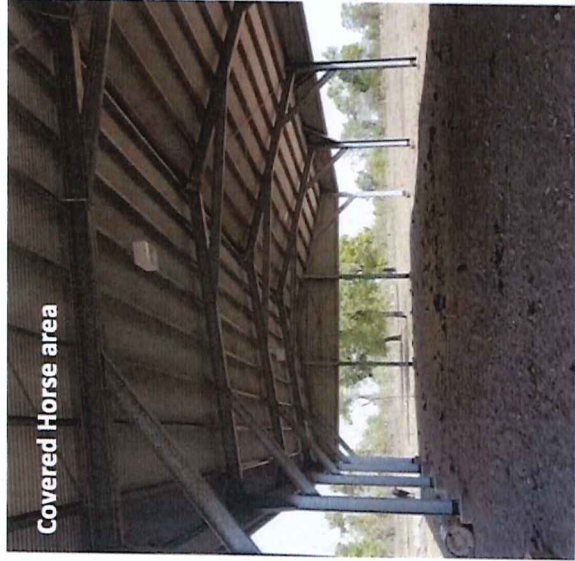
Asbestos warnings in Rec Room



Shade area



Shade area





White ant damage kitchen



White ant damage kitchen



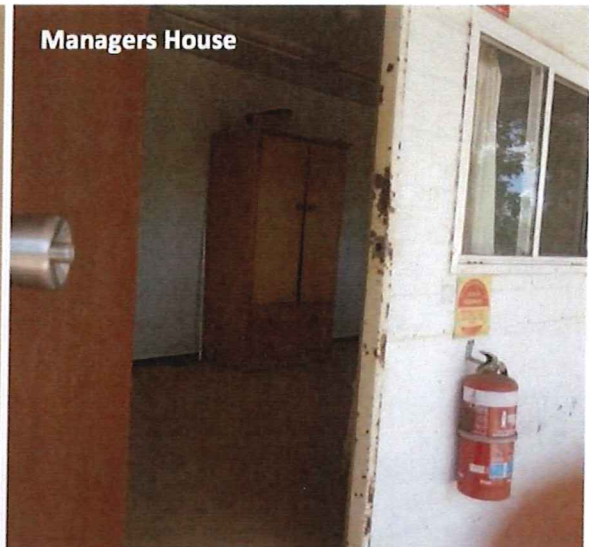
Outside dining me



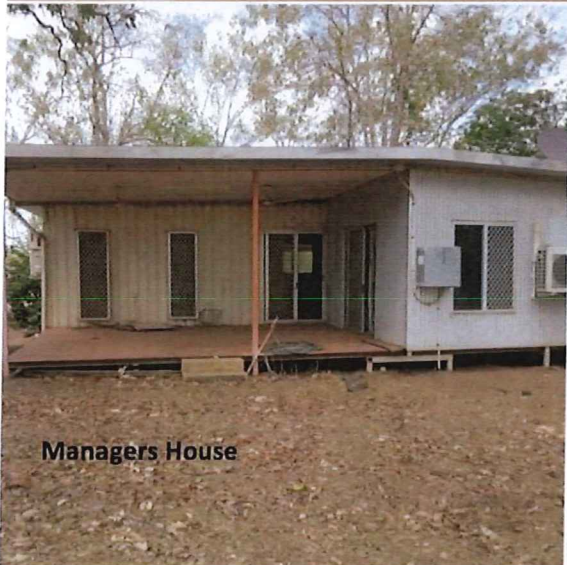
kitchen



Managers House



Managers House



Managers House



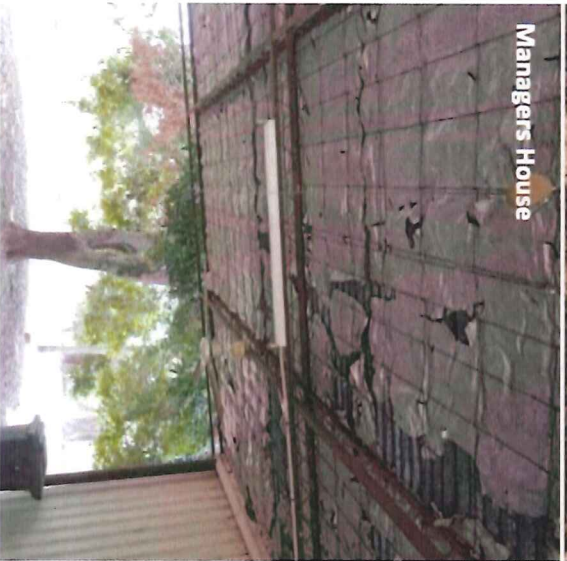
Yards



Kitchen



Managers House



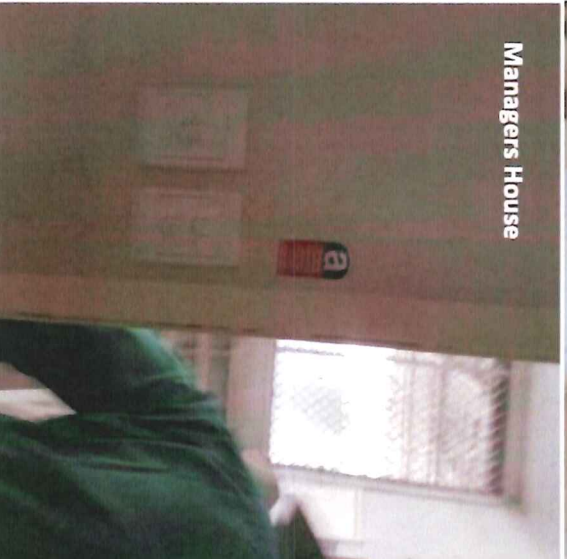
Managers House



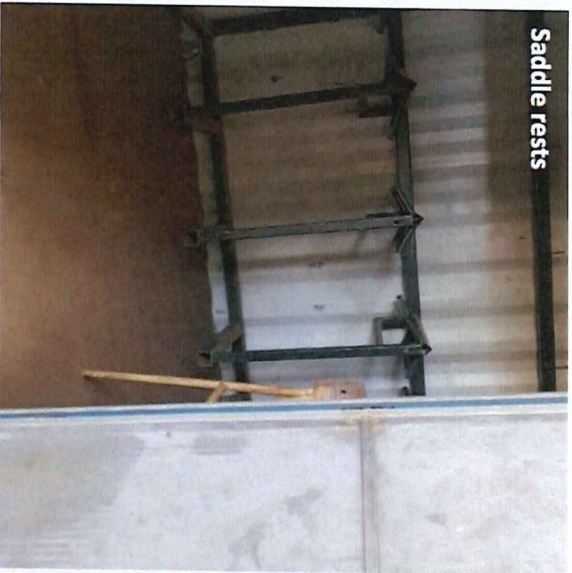
Managers House



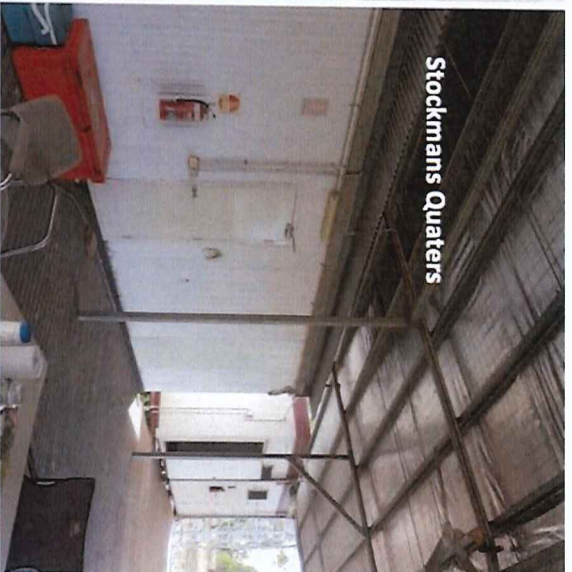
Managers House



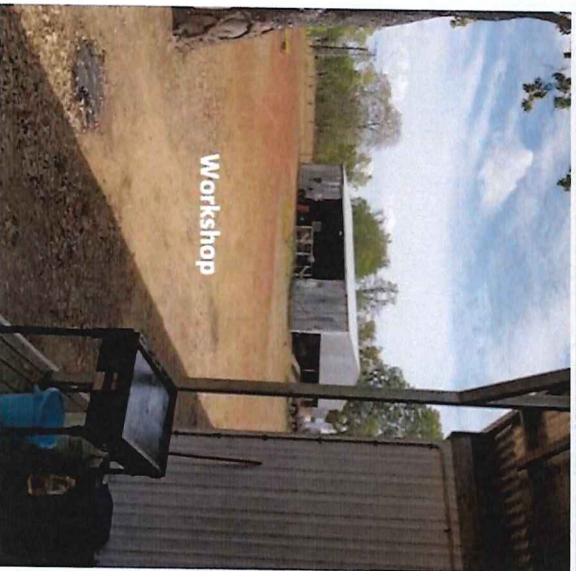
Managers House



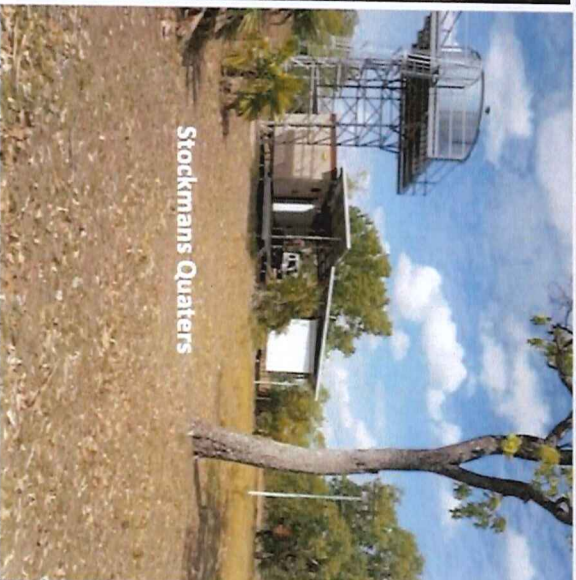
Saddle rests



Stockmans Quarters



Workshop



Stockmans Quarters



## Record of Administrative Interests



NORTHERN TERRITORY OF AUSTRALIA

### Record of Administrative Interests and Information

**Record of Administrative Interests and Information**

The information contained in this record of Administrative Interests only relates to the below parcel reference.

**Parcel Reference:** N.T. Portion 02255 plan(s) CP004536

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

**Government Land Register**

(none found)

**Custodian - Registrar General (+61 8 8999 6252)****Current Title**

CUFT 810 800 (order 1)

**Tenure Type**

CROWN LEASE IN PERPETUITY 197

**Tenure Status**

Current

**Area Under Title**

795 square kilometres 8 hectares

**Owners**

Northern Territory Land Corporation  
PO Box 2206, Parap NT 0804

**Easements**

Access Easement granted to the proprietor(s) of NT PORTION 1437  
Access Easement granted to the proprietor(s) of NT PORTION 1435

**Scheme Name**

(none found)

**Scheme Body Corporate Name**

(none found)

**Reserved Name(s)**

(none found)

**Unit Entitlements**

(none found)

**Transfers**

(none found)

**Tenure Comments**

(none found)

**Historic Titles**

CUFT 790 517 (order 1)  
CUFT 727 381 (order 2)  
CUFT 727 381 (order 1)  
CUFT 706 264 (order 1)  
CUFT 689 255 (order 1)  
CUFT 662 199 (order 1)  
CUFT 640 318 (order 1)  
CUFT 638 607 (order 1)  
CUFT 630 618 (order 1)  
CUFT 627 924 (order 1)  
CUFT 622 982 (order 1)  
CUFT 620 327 (order 1)  
CUFT 619 971 (order 1)  
CUFT 492 157 (order 1)  
CUCL 193 099 (order 2)  
CUCL 193 099 (order 1)  
CUCL 192 069 (order 1)

Visit the website [http://www.nt.gov.au/justice/bdm/land\\_title\\_office/](http://www.nt.gov.au/justice/bdm/land_title_office/)

**Custodian - Surveyor General (+61 8 8995 5362)****Address**

9120 STUART HWY, ELSEY

**Survey Plan**

CP 004536

**Survey Status**

Approved

**Parcel Status**

CURRENT

**Parcel Area**

790 square kilometres, 22 hectares

**Map Reference**

Code 490 Scale 5000 Sheet 15.20  
Code 425 Scale 50000 Sheet 00.01  
Code 425 Scale 25000 Sheet 02.01  
Code 490 Scale 5000 Sheet 14.20  
Code 670 Scale 500000 Sheet 00.08  
Code 490 Scale 50000 Sheet 00.00  
Code 490 Scale 5000 Sheet 16.20  
Code 107 Scale 5000 Sheet 14.11

**Parent Parcels**

(none found)

**Parcel Comments**

FORMERLY NT PORS 711, 923, 924, 2120 & 950 S82/1031. NT POR 2113 EXCISED S81/211. NT POR 1797 EXCISED S80/134. NT PORS 2304 & 2305 EXCISED S82/238. ACCESS E'MENT APPURT TO NT PORS 1435-1437 S82/1031. PROP EXCISION NT PORS 2826-2827 S84/295. NT POR 2927 EXCISED FOR HELICOPTER BASE S85/180. NT PORS EXCISED 3251-8 S85/256. APPN BY DEFENCE FOR AERIAL FARM S85/1000(2)/117. NT POR 3069 EXCISED FOR HOT SPRINGS S85/336. NT POR 3071 EXCISED FOR PIGGERY S85/351. NT POR 3260 EXCISED FOR RECEIVER SITE S86/252. PROP TO CLOSE ADJ RD NTG G12 25/3/1987. APPN FOR APIARY OVER PT KAS86/43, S86/1000(3)/152. NT POR 2826 EXCISED S86/414. NT POR 3337 EXCISED FOR LIME PROCESSING PLANT S87/181. AFFECTED BY ENERGY SUPP E'MENT S86/347. RD CLOSED NTG G44 4/11/1987. NT POR 3626 EXCISED S89/169. NT POR 3634 EXCISED S89/184. NT POR 3635 (CANCELLED) S89/185. APPN FOR CATTLE BREEDING OVER PT RLA89/33 89/1000(4)/16. PT EXCISED & ADDED TO NT POR 3318 TO FORM NT POR 3799 S89/376. NT POR 3854 (CANCELLED) S90/191/16. NT POR 3866 EXCISED S90/207. NT POR 3912 EXCISED S90/256. PROP AQU FOR MATARANKA-GOVE PIPELINE 90/1000(3)/79 OR AQ90/133. NT POR 3960 EXCISED S90/323/17. PROP RD CLOSING NTG G29 24/7/1991. ORDER TO CLOSE RD NTG G38 25/9/1991. PART WITHIN MATARANKA CGS NTG G50 18/12/1991. NT POR 4117 EXCISED S92/191. NT POR 4210 OPTICAL FIBRE REGENERATOR SITE EXCISED S92/272. NT POR 4343 EXCISED S93/187. 1HA BETWEEN LEFT BANK OF ROPER CK & BDY OF NT POR 638 EXCISED FOR INCLUSION IN NT POR 4480 - S95/154/50. NT POR 4643 EXCISED S94/229. NT POR 4664 EXCISED S94/251. PART BECAME NT PORS 4420-1 & 4751-57 S93/256. PART LAND CLAIMS 239 & 240. NT POR 5607 EXCISED S98/247. PART LAND CLAIM 240 WITHDRAWN. NT POR 6235 EXCISED S2002/154. NT POR 6285 EXCISED S2003/152. NT PORS 6238 TO 6240 EXCISED S2002/172 - 17/07/2014. LAND CLAIMS 239 & 240 DISPOSED OF (CANCELLED) UNDER SEC 67 ALRA 16/05/2007 LI2007/3/142-3. FOR BALANCE PARCEL / TITLE AREAS AS AT 16/09/2008 LI2008/8/161. NT PORTION 7222(A) FOR LEASE UNDER 12 YEARS - S2013/160. ROAD OPENING S2015/184 - NTG G15 13/04/2016.

**Survey Comments**

(none found)

**Proposed Easements**

(none found)

**Municipality**

ROPER GULF SHIRE

**Region**

KATHERINE

**Custodian - Valuer General (+61 8 8995 5375)****Owner's Last Known Address**

Northern Territory Land Corporation, PO BOX 2206, PARAP NT 0804

**Parcels in Valuation**

N.T. Portion 02255

**Unimproved Capital Value**

\$730,000 on 01/07/2016 for valuation unit A  
\$1,200,000 on 01/07/2015  
\$731,000 on 01/07/2013 for valuation unit A  
\$1,200,000 on 01/07/2012  
\$710,000 on 01/07/2010 for valuation unit A  
\$2,400,000 on 01/07/2010

**Valuation Improvements**

(none found)

**Custodian - Property Purchasing (+61 8 8999 6631)**

**Acquisitions**  
(none found)

**Custodian - Building Advisory Service (+61 8 8999 8965)**

**Building Control Areas**  
(none found)

**Building Permits**

**Application Number:** 3 of 3  
**Description:** New dwelling  
**Number of Residential Units:** 1  
**Australian Bureau of Statistics Type:** Separate House  
**Building Class:** Attached residence  
**Area:** 66 square metres  
**Certification:** Attached residence - Full Code - *issued on 17/06/2013*

Visit the website <http://www.nt.gov.au/building/>

**Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)**

**Planning Scheme Zone**  
NOZONE (No NT Planning Scheme zone applies)

**Interim Development Control Orders**  
(none found)

**Planning Notes**  
The NT Planning Scheme may apply to development on this land.

**Planning Applications**

**File Number**  
PA2003/0249

**Type**  
Variation of Development Permit

**Date Received**  
13/06/2006

**Application Purpose**  
To extend Hornet Road along the western & northern boundary of proposed NT Portion 6285 to facilitate further development of the area

**Application Status**  
Approved

**Other Affected Parcels**  
(none found)

**Instrument Signed**  
20/06/2006

**Instrument Number**  
DP03/0188A

**Instrument Issued**

Signed

**Instrument Status**

Current

**File Number**

PA2001/0647

**Type**

Compliance Check

**Date Received**

18/09/2003

**Application Purpose**

Minor building works at NTU - Mataranka

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed****Instrument Number****Instrument Issued**

Not Complete

**Instrument Status**

Completed

**File Number**

PA2003/0249

**Type**

Subdivision

**Date Received**

25/03/2003

**Application Purpose**

SUBDIVISION/CONSOLIDATION TO CREATE ONE NEW LOT EXHIBITION DATES - 2/4/03 TO 16/4/03 EXCISED LOT TO BE CONSOLIDATED WITH NTP 3257

**Application Status**

Approved

**Other Affected Parcels**

N.T. Portion 03257

**Instrument Signed**

15/08/2003

**Instrument Number**

DP03/0188



**Instrument Issued**

Signed

**Instrument Status**

**File Number**

PA2002/0555

**Type**

Subdivision

**Date Received**

16/08/2002

**Application Purpose**

SUBDIVISION TO CREATE 3 LOTS EXHIBITION DATES 21/8/02 - 4/9/02

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

28/10/2002

**Instrument Number**

DPM02/0050

**Instrument Issued**

Signed

**Instrument Status**

Completed

**File Number**

PA2001/0753

**Type**

Subdivision

**Date Received**

14/12/2001

**Application Purpose**

CREATE TWO LOTS FOR AGRICULTURAL DEVELOPMENT EXHIB 16/01-30/01/2002

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

03/04/2002

**Instrument Number**

DPM02/0012



**Instrument Issued**

Signed

**Instrument Status**

Completed

**File Number**

PA2001/0705

**Type**

Subdivision

**Date Received**

16/11/2001

**Application Purpose**

86HA FROM POR 2255 &amp; COMBINE WITH POR 4754 EXHIB 28/11-12/11/01 SUBDIVISION OF 86HA FROM PORTION 2255 AND CONSOLIDATE WITH PORTION 4754

**Application Status**

Approved

**Other Affected Parcels**

N.T. Portion 04754

**Instrument Signed**

18/01/2002

**Instrument Number**

DPM02/0002

**Instrument Issued**

Signed

**Instrument Status**

Completed

**File Number**

PA1999/1373

**Type**

Subdivision

**Date Received**

06/09/1999

**Application Purpose**

CREATE THREE LOTS EXHIB DATES: 10/9/99-24/9/99

**Application Status**

Approved

**Other Affected Parcels**

N.T. Portion 03253

N.T. Portion 03257

**Instrument Signed**

21/10/1999



**Instrument Number**

DPM99/0047

**Instrument Issued**

Signed

**Instrument Status**

Completed

**File Number**

PA1999/1303

**Type**

Subdivision

**Date Received**

11/08/1999

**Application Purpose**

CREATE ONE LOT EXHIB DATES: 18/8/99-1/9/99

**Application Status**

Approved

**Other Affected Parcels**

N.T. Portion 00859

**Instrument Signed**

03/11/1999

**Instrument Number**

DPM99/0048

**Instrument Issued**

Signed

**Instrument Status**

Completed

**File Number**

PA1998/1323

**Type**

Subdivision

**Date Received**

08/12/1998

**Application Purpose**

CREATE ONE LOT, PROPOSED PORTION 5607 EXHIBITION DATES 13/1/99 - 27/1/99 RMS98/8580

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

10/03/1999



**Instrument Number**

DPM99/0011

**Instrument Issued**

Signed

**Instrument Status**

Completed

**File Number**

PA1996/0176

**Type**

Variation of Development Permit

**Date Received**

17/12/1997

**Application Purpose**

CONSOLIDATE TO CREATE ONE LOT

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

17/12/1997

**Instrument Number**

DPM96/0022A

**Instrument Issued**

Signed

**Instrument Status**

Completed

**File Number**

PA1996/0176

**Type**

Subdivision

**Date Received**

20/02/1996

**Application Purpose**

TO CREATE 9 LOTS EXHIBITION DATES 28/2/96-13/3/96

**Application Status**

Approved

**Other Affected Parcels**

N.T. Portion 00859

**Instrument Signed**

26/06/1996



**Instrument Number**  
DPM96/0022

**Instrument Issued**  
Signed

**Instrument Status**

**File Number**  
PA1994/0273

**Type**  
Subdivision

**Date Received**  
12/04/1994

**Application Purpose**  
TO CREATE THREE LOTS

**Application Status**  
Approved

**Other Affected Parcels**  
N.T. Portion 00859

**Instrument Signed**  
28/07/1994

**Instrument Number**  
DPM94/0021

**Instrument Issued**  
Signed

**Instrument Status**

**File Number**  
PA1994/0050

**Type**  
Subdivision

**Date Received**  
24/01/1994

**Application Purpose**  
CREATE TWO LOTS

**Application Status**  
Approved

**Other Affected Parcels**  
(none found)

**Instrument Signed**  
04/02/1994

**Instrument Number**  
MS0051

**Instrument Issued**

Signed

**Instrument Status****File Number**

PA1993/0102

**Type**

Subdivision

**Date Received**

08/03/1993

**Application Purpose**

CREATE 3 LOTS PART OF NT PORTION 2255

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

03/06/1993

**Instrument Number**

MS0004

**Instrument Issued**

Signed

**Instrument Status****File Number**

PA1992/0593

**Type**

Subdivision

**Date Received**

20/11/1992

**Application Purpose**

CREATE 2 LOTS PART OF NT PORTION 2255

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

21/12/1992

**Instrument Number**

HC0128

**Instrument Issued**

Signed



**Instrument Status**

Completed

**File Number**

PA1992/0592

**Type**

Subdivision

**Date Received**

18/11/1992

**Application Purpose**

CREATE 1 LOT PART NT PORTION 2255 AND NT PORTION 3912

**Application Status**

Approved

**Other Affected Parcels**

N.T. Portion 03912

**Instrument Signed**

02/12/1992

**Instrument Number**

HC0123

**Instrument Issued**

Signed

**Instrument Status**

Completed

**File Number**

PA1992/0486

**Type**

Subdivision

**Date Received**

25/09/1992

**Application Purpose**

CREATE TWO LOTS

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

04/06/1993

**Instrument Number**

MS0003

**Instrument Issued**

Signed

**Instrument Status**

Completed

**File Number**

PA1992/0092

**Type**

Subdivision

**Date Received**

10/03/1992

**Application Purpose**

CREATE 2 LOTS

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

21/04/1992

**Instrument Number**

HC0107

**Instrument Issued**

Signed

**Instrument Status****File Number**

PA1991/0261

**Type**

Subdivision

**Date Received**

16/05/1991

**Application Purpose**

CREATE 1 LOT

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

24/05/1991

**Instrument Number**

HC0090

**Instrument Issued**

Signed



**Instrument Status**

Completed

**File Number**

PA1990/0108

**Type**

Subdivision

**Date Received**

06/03/1990

**Application Purpose**

CREATE A 13HA LOT FOR A APIARY

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

05/06/1990

**Instrument Number**

HC0077

**Instrument Issued**

Signed

**Instrument Status**

Completed

**File Number**

PA1989/0705

**Type**

Subdivision

**Date Received**

26/10/1989

**Application Purpose**

CREATE ONE LOT PROPOSED NEEM TREE PLANTATION &amp; SELECTIVE CATTLE BREEDING

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

22/06/1990

**Instrument Number**

HC0078

**Instrument Issued**

Signed

**Instrument Status**

Completed

**File Number**

PA1985/0653

**Type**

Subdivision

**Date Received**

17/10/1985

**Application Purpose**

CREATE 2 LOTS TO EXCISE APPROXIMATELY 71 HA FROM N.T. PORTION 2255 FOR A PIGGERY

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

05/11/1985

**Instrument Number**

HC0009

**Instrument Issued**

Signed

**Instrument Status**

Completed

**File Number**

PA1985/0499

**Type**

Subdivision

**Date Received**

07/08/1985

**Application Purpose**

CREATE TWO LOTS

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

06/01/1987

**Instrument Number**

HC0005

**Instrument Issued**

Signed



**Instrument Status**

Completed

**Custodian - Power and Water Corporation (1800 245 092)****Meters on Parcel**

Power Water - Electricity      1  
Power Water - Water            (none found)

For Account balances, contact the Power and Water Corporation.

**Custodian - Pool Fencing Unit (+61 8 8924 3641)****Swimming Pool/Spa Status**

(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

**Custodian - Mines and Energy (+61 8 8999 5322)**

For information on possible Exploration Licences, contact Mines & Energy or visit the website  
[http://www.nt.gov.au/d/Minerals\\_Energy/](http://www.nt.gov.au/d/Minerals_Energy/)

For information on possible Petroleum Titles, contact Mines & Energy for further details.

**Custodian - NT Environment Protection Authority (+61 8 8924 4218)****Results of site contamination assessment**

(none found)

For further information contact Environment Protection Authority or visit the website  
<https://ntepa.nt.gov.au/waste-pollution/contaminated-land>

**Custodian - Heritage Branch (+61 8 8999 5039)****Heritage Listing:**

(none found)

For further information on heritage places contact Heritage Branch or visit the website  
<https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

**Other Interests**

For Account balances, contact Roper Gulf Shire Council

Indigenous Land Use Agreement current. For further information contact the National Native Title Tribunal (08)89361600



Intentionally Blank

## Special Condition

### Sub lease to D&S Trading - Sam Baylis

#### Clause 28

##### Special Condition - Education and Training Facilities

##### 28.1 Excise of Educational and Training Facilities

- a) on and from the Commencement Date, the Tenant must act as caretaker of the vacant Educational and Training Facilities, at the caretaker's expense, which duties may be set out in a more fulsome way in the Caretaker Agreement.
- b) The Tenant acknowledges and agrees that during the currency of this sublease or any Further Term, the NTLC may at its sole discretion, excise:
  - (i) some or all of the Educational and Training Facilities, and
  - (ii) the part of the Land on which those Educational and Training Facilities are located,  
( which together forms the "Facilities Tenant's Property")'

From this Sublease, and sublease the Facilities Tenant's Property to the Facilities Tenant under a separate sublease, in which case the Facilities Tenants Property will no longer be part of the Property under this Sublease to the Tenant.

##### 28.2 Surrender

If required by the NTLC, the Tenant must:

- a) Give up possession of the Facilities Tenant's Property;
- b) Make good any damage caused to any part or parts of the Facilities Tenant's Property and leave the Facilities Tenant's Property in a clean and tidy condition; and
- c) In accordance with any requirements of the NTLC, surrender the Facilities Tenant's Property and for this purpose must do all things that may be required by the NTLC to give effect to the surrender including to:
  - (i) Execute any documents and forms; and
  - (ii) Obtain mortgagee consent to the surrender.

##### 28.3 NTLC may act

- a) If the Tenant fails to comply with clause 28.2, the NTLC may do all things necessary to surrender the Facilities Tenant's Property, in accordance with the power of attorney granted to the NTLC under clause 28.3 b).
- b) The Tenant irrevocably grants to the NTLC a limited for of power of attorney allowing the NTLC to do all things in the name of and to act as the Tenant as are necessary to surrender the Facilities Tenant's Property, in circumstances where the Tenant is required, by and under the terms of this Sublease, to execute documents and fails to do so within 14 days of being requested to do so in writing by the NTLC.

##### 28.4 Tenant's obligation to share

If the NTLC enters into a separate sublease with the Facilities Tenant, the Tenant agrees to:

- (a) Cooperate fully with the Facilities Tenant in respect of the use of the Property by the Facilities Tenant, including providing the Facilities Tenant with reasonable access over the Property and access to Services; and  
Without limiting clause 28.4, the tenant agrees to;
- (b) Share the Services provided to the Property with the Facilities Tenant in an appropriate manner;
- (c) Negotiate in good faith with the NTLC and/or the Facilities Tenant in relation to the appropriate contribution by the Facilities Tenant to Outgoings having regard to the extent of the Facilities Tenant's use of the Services in the Property; and
- (d) If required by the NTLC, share with the Facilities Tenant the use of any other facilities, buildings or improvements on the Property, as determined by the NTLC at its sole discretion, and negotiate appropriate arrangements in relation to cleaning and maintenance of those facilities, buildings or improvements; and
- (e) If required by the NTLC or the Facilities Tenant, enter into a co-use agreement with the Facilities Tenant in relation to matters specified in this clause 28.4.

## Appendix 5 Site Analysis Mataranka Station (Township area)

### NT Portion 2255

#### Summary -

Located 50 minutes from Katherine, to the south of Mataranka township. There are sites on either side of the Stuart Highway, just south of the existing town infrastructure.

#### Tenure

Crown Lease Perpetual (CLP) in the name of Northern Territory Land Corporation (NTLC). There is an existing sublease for pastoral activity however it is not likely to be active in this location and there is a provision for use by Government. As this site is in the Municipal Area, approval will be required from Roper Gulf Shire for a Youth Justice facility. Consent will also be required from the Lessee, but this is likely to be a formality only.

#### Infrastructure

**Power** – Main grid power, runs along the Stuart Highway. A stepdown connection may be required.

**Water** – Water pipeline infrastructure may need to be extended from the existing town supply system.

**Sewerage** – There is no centralised sewerage system in Mataranka. On-site septic system required.

**Communications** – Current network coverage (mobile and fixed) should be available.

**Emergency and road access** – Stuart Highway frontage, with excellent all-weather access.

**Fencing** - Nil in place.

**Heritage** – None listed in Ilis

**Existing accommodation/building** – none.

#### Well Being and Safety

The sites are both within minutes of the local health clinic and other government services.

**Services and Opportunities** including development and harnessing of an appropriately skilled workforce.

Mataranka has potential employment opportunities at the nearby Elsey Park, Mataranka Hot Springs and resort, melon growing areas and adjoining pastoral properties.

#### Activities

Some of the towns facilities may be available.

#### Family and Cultural Connections

The sites are both on the Stuart Highway and the town offers accommodation for visiting friends and family to enable cultural connections to be maintained.

#### Costs

Permits and authorisations - \$10,000

Water – connect to town supply extend pipework (1-1.6 K) \$40 -\$64,000.

Header tank and stand may be required \$60,000

Power –connections possible transformer and pole \$36,000.

Septic –\$20,000

Comms – Mobile service exists \$0

Driveway/ internal sealing \$10,000

Landscaping \$10,000

Recreational installation (basketball court (bitumen hardstand) \$20,000 Concrete \$40,000

Site preparations \$5 000 for clearing

**Site total \$255,000 (excludes building pads, underground works and fencing)**

### **Timeframe /Process**

As municipal authorities have not been approached and both areas are likely to trigger a series of requirements in relation to access to either the Stuart Highway or Homestead Road, it is difficult to provide a timeframe. The attitude of the residents and the authority could be adverse and prove a barrier to accomplishing a facility near the town regardless of the increased economic activity it presents for the community. A process of meaningful engagement will need to be undertaken and this will take time.

Refer to Appendix 4 for Administrative Interests.

## Appendix 6 Site Analysis Juno Training Centre - Tennant Creek

### NT Portion 1918

#### Summary -

Located 10km East of Tennant Creek, this site has recently been announced as an Education Extension Facility. The Juno Centre focuses on engaging young people in schooling and keeping them involved by integrating art, sport, music, health and learning on country as well as Vocational Education and Training (VET) programs.

Juno Training Centre is proposed to be a training facility for students from the local high school and schools in the Barkly, Alice Springs and Katherine region. Healthy Life and Creative Life programs are proposed to be run.

The Juno Centre aligns with the Pastoral Futures program, which is designed to provide pathways into the agricultural industry. The Pastoral Futures program partners with the Central Land Council, Northern Land Council, Indigenous Land Corporation, Northern Territory Cattlemen's Association and the Department of Primary Industry and Resources.

#### Tenure

Freehold title owned by Barkly Shire. Ministerial consent to lease or rezoning are not necessary.

#### Infrastructure

**Power** – Mains power, although connection yet to be made.

**Water** – Town Water is connected but end of the line. A supply check should be carried out.

**Sewerage** – On-site septic system recently upgraded. Large cleared area for spray irrigation to reduce loads.

**Communications** – Mobile network coverage available.

**Emergency and road access** – Good all-weather access, with 1km of single seal cattle road from Peko Road past the entrance of Juno Horse Stables.

**Fencing** – Site fenced with a cattle fence. Also has fire break installed.

**Heritage** – None recorded

**Existing accommodation/building** – good infrastructure

- Accommodation for 16 students and staff. Unit accommodation has ensuites and a fridge in each.
- Commercial style kitchen and dining room,
- Well-equipped laundry with washing machines and dryers,
- training room furnished with desks and monitor,
- recreational room has pool table, tennis table top, lounges and TV plus audio system,
- supervisor /caretaker residence 1 bedroom with second room for meetings, lounge and dining area, external laundry.
- Teacher accommodation is a 2-bedroom unit with lounge dining areas and monitoring device in kitchen area with a large veranda and laundry.
- The disabled unit is a bedroom with fridge and ensuite.

Additional facilities are unlikely to be required.

### **Wellbeing and Safety**

Site has camera surveillance and monitoring screen in teacher accommodation.

Site is only 10k from Tennant Creek which has airport and Regional hospital. Site has areas in which a helicopter could land in an emergency.

Government has allocated \$1 million per year to operate the 'Healthy Life Creative Life' program at the Juno Centre.

**Services and Opportunities** including development and harnessing of an appropriately skilled workforce

*"Working with youth service providers, community groups, non-government organisations and other government agencies, a broad range of programs will be facilitated at Juno, providing students with greater support.*

*The programs and support offered at the Juno Centre will enable students in the Barkly region to transition back into their schools to continue with their learning, or progress into further training or to a job" Minister for Education, Media Release 25 Sept 2017*

### **Activities**

Horse Riding, mountain bike trail riding, 6 motorbikes, cattle handling, yard maintenance and configurations.

Indoor recreational rooms provide computers, pool table, table tennis, TV, Audio system and access to musical instruments.

### **Family and Cultural Connections**

The Centre is close to Tennant Creek, so family and cultural activities can be accessed. The site has large grassed shady areas which could be used by day visiting family members plus separate toilets with disabled facilities in male and female units. 2 onsite bush kitchens, one is operational and fitted out.

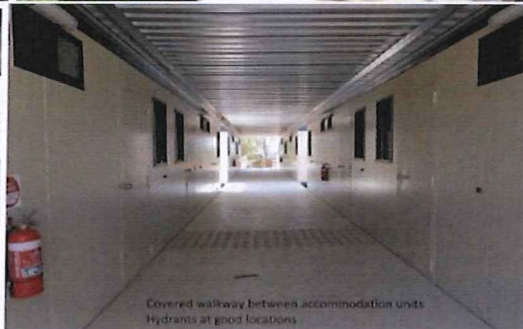
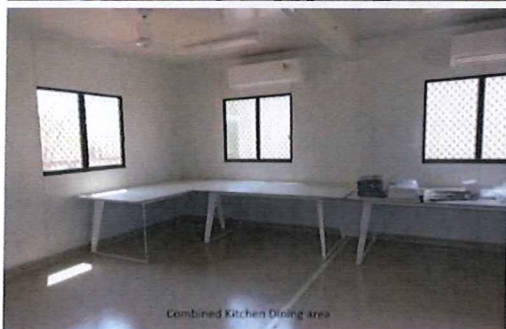
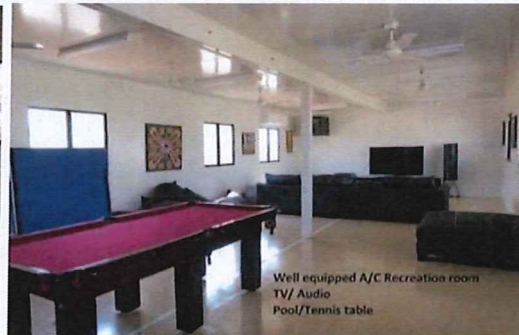
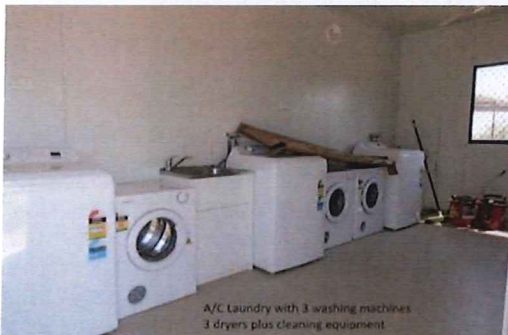
### **Costs**

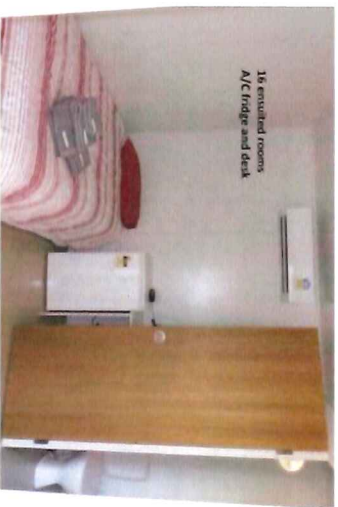
**Additional infrastructure does not appear to be required.**

### **Timeframe /process**

Operational at commencement of the 2018 school year. Discussion required with Dept of Education as to how the Youth Diversion program would dovetail into the Juno Centre.

# Figures

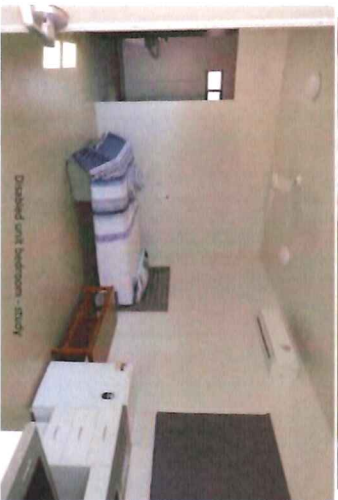




16 ensuite room  
A/C fridge and desk



Disabled unit exterior with ramp



Disabled unit bedroom - study



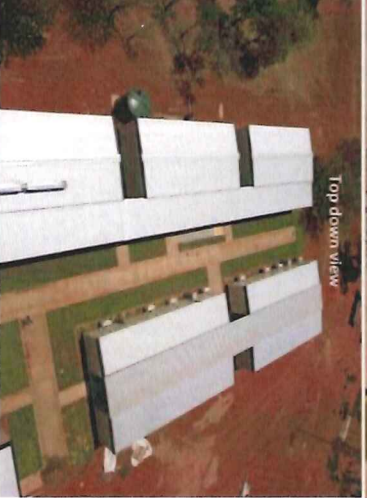
Disabled unit bathroom



Factory rooms with verandah  
Lunch room and garb



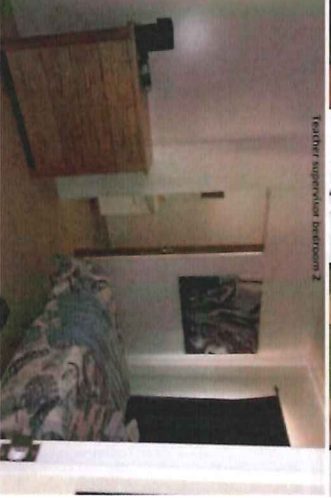
A/C Laundry with 3 washing machines  
3 spray jobs cleaning equipment



Top down view



Well furnished teacher/supervisor living area



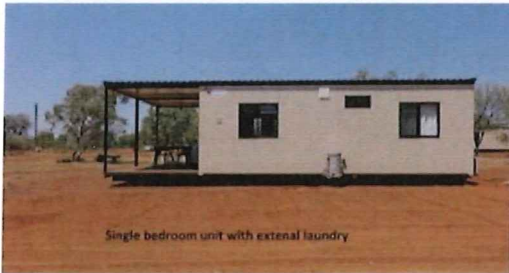
Teacher supervisor bedroom 2



Supervisor kitchen with video monitor for cameras



Teacher /supervisor unit bedroom 1



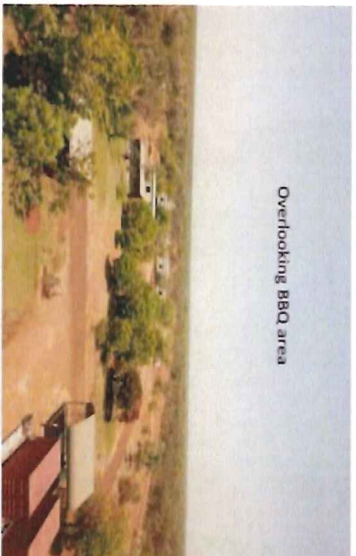
Single bedroom unit with external laundry



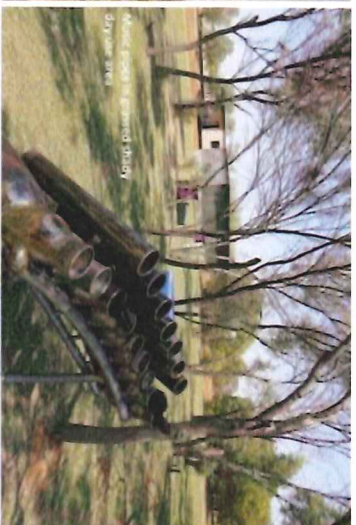
single bedroom unit



Stage 1 Effluent treatment plant



Overlooking BBQ area



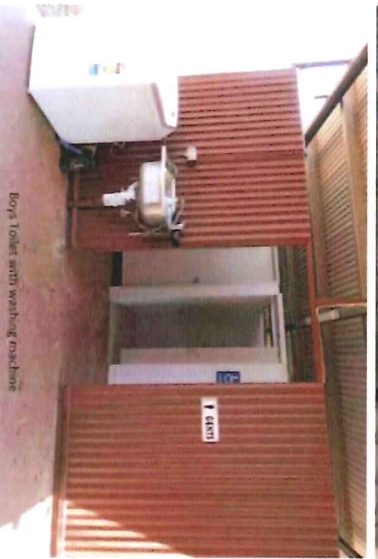
Ample parking for reserved parking  
dry wet area



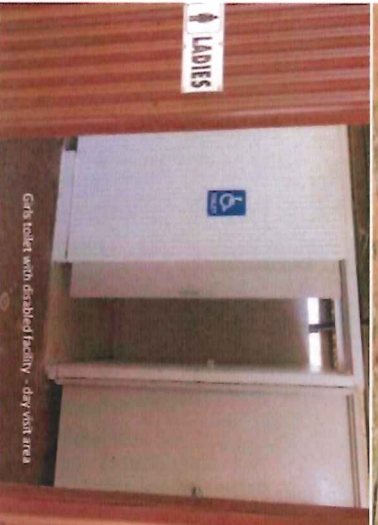
Bush Kitchen fitted out



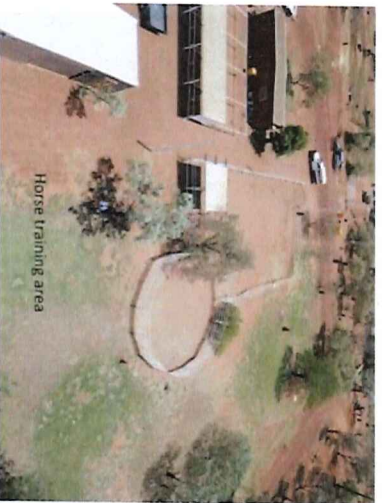
Bush Kitchen outside



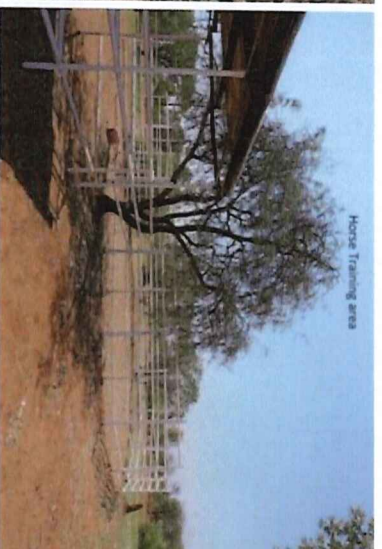
Boys Toilet with washing machine



Girls toilet with disabled facility - dry wet area



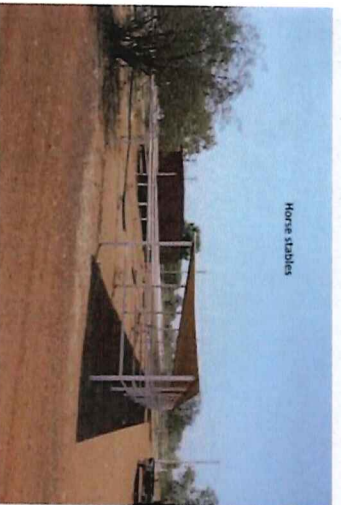
Horse training area



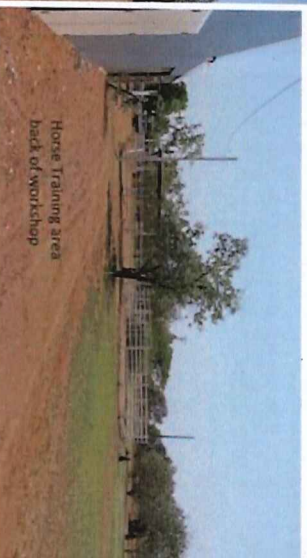
Horse Training area



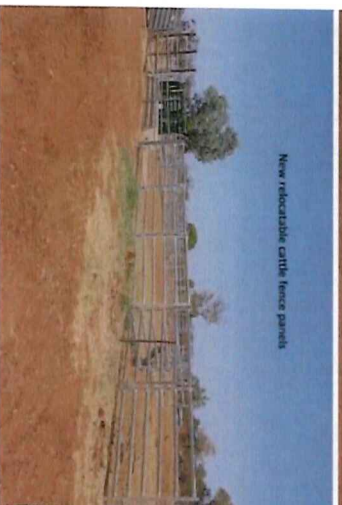
Horse Stables



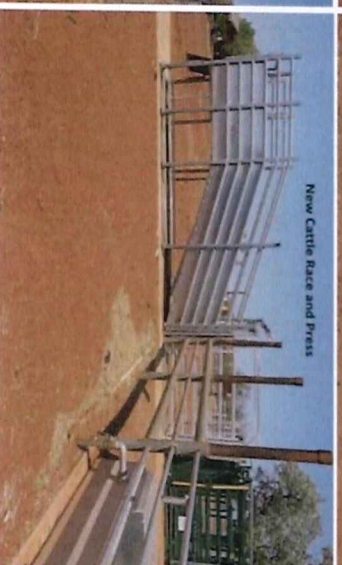
Horse stables



Horse Training area  
back of workshop



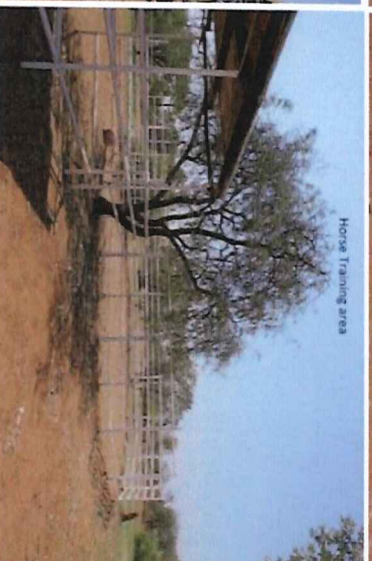
New retractable cattle fence panels



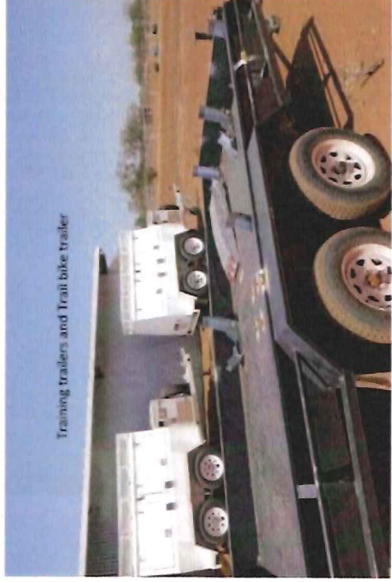
New Cattle Race and Press



Stable with



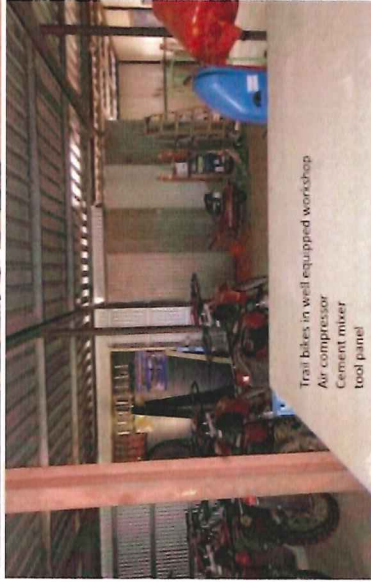
Horse Training area



Training trailers and Trail bike trailer



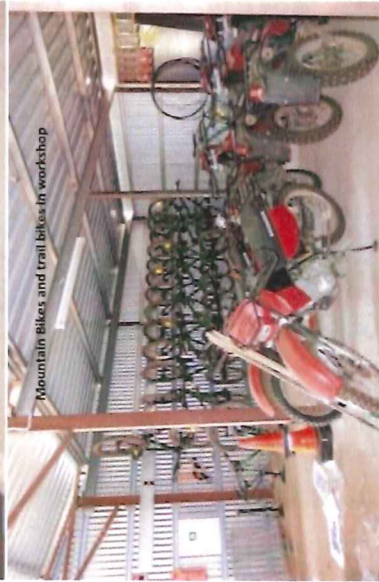
Inside well equipped workshop



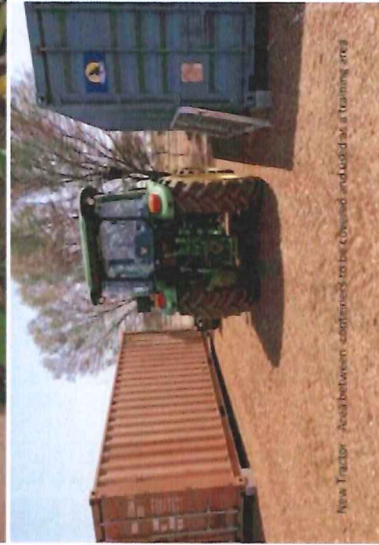
Trail bikes in well equipped workshop  
Air compressor  
Cement mixer  
tool panel



Well equipped workshop - ride on



Mountain Bikes and trail bikes in workshop



New Tractor - load between containers to be checked and loaded as a training area

Media Release 25/09/2017 – Juno Training Centre

A dedicated education centre aimed at engaging remote and regional students in alternative educational programs has been opened today in Tennant Creek.

The Juno Centre focuses on engaging young people in schooling and keeping them involved by integrating art, sport, music, health and learning on country as well as Vocational Education and Training (VET) programs.

Minister for Education Eva Lawler said the Territory Labor Government has allocated \$1 million per year to operate the *'Healthy Life Creative Life'* program at the Juno Centre.

"We believe that investing in education isn't just the right thing to do — it's the smart thing to do for the Territory's future," Ms Lawler said.

"One of our key election commitments was to implement the *Healthy Life Creative Life* program; to work with students who are at risk of disengaging from school and their local communities.

"Investing more into education makes a difference — not just in education outcomes, but in health, employment and overcoming disadvantage."

The Juno Centre aligns with the Pastoral Futures program, which is designed to provide pathways into the agricultural industry. The Pastoral Futures program partners with the Central Land Council, Northern Land Council, Indigenous Land Corporation, Northern Territory Cattlemen's Association and the Department of Primary Industry and Resources.

"Partnering with quality organisations produces quality results. The Pastoral Futures program has seen terrific engagement in the Barkly region and the Juno Centre will allow that to develop even further," Ms Lawler said.

"By working with youth service providers, community groups, non-government organisations and other government agencies, a broad range of programs will be facilitated at Juno, providing students with greater support.

"The programs and support offered at the Juno Centre will enable students in the Barkly region to transition back into their schools to continue with their learning, or progress into further training or to a job"

Minister for Housing and Community Development and local Member for Barkly, Gerry McCarthy said the Juno Centre will offer exciting training and education opportunities for Barkly students.

"I congratulate the Minister for Education for investing in the future of remote and regional students in the Barkly," Mr McCarthy said.

"I have seen firsthand how alternative education programs can change the direction of a young person's future for the better, which has a positive flow on effect throughout our community."

Juno will be fully operational from Term 1 2018, delivering residential and in-reach programs for Years 7 -12 students in the Barkly region.

There will be a strong focus on working with communities and industry to provide the right programs, which include both accredited and non-accredited training.



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

**Record of Administrative Interests and Information**

The information contained in this record of Administrative Interests only relates to the below parcel reference.

**Parcel Reference:** N.T. Portion 01918 plan(s) S 81/035

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

**Government Land Register**

(none found)

**Custodian - Registrar General (+61 8 8999 6252)**

**Current Title**

CUFT 761 016 (order 1)

**Tenure Type**

ESTATE IN FEE SIMPLE

**Tenure Status**

Current

**Area Under Title**

10 square kilometres 20 hectares

**Owners**

Barkly Shire Council  
PO Box 821, Tennant Creek NT 0861

**Easements**

(none found)

**Scheme Name**

(none found)

**Scheme Body Corporate Name**

(none found)

**Reserved Name(s)**

(none found)

**Unit Entitlements**

(none found)

**Transfers**

14/11/2011 for \$750,000  
18/12/2006 for \$400,000

**Tenure Comments**

(none found)

**Historic Titles**

CUFT 707 937 (order 1)  
CUFT 522 056 (order 1)  
CUFT 522 055 (order 1)  
CUFT 492 148 (order 1)  
CUFT 399 074 (order 1)  
CUFT 374 035 (order 1)  
CUCL 192 011 (order 1)

Visit the website [http://www.nt.gov.au/justice/bdm/land\\_title\\_office/](http://www.nt.gov.au/justice/bdm/land_title_office/)

**Custodian - Surveyor General (+61 8 8995 5362)****Address**

WARUMUNGU

**Survey Plan**

S 81/035

**Survey Status**

Approved

**Parcel Status**

CURRENT

**Parcel Area**

10 square kilometres, 20 hectares

**Map Reference**

Code 730 Scale 30000 Sheet 00.02

**Parent Parcels**

(none found)

**Parcel Comments**

CLT FOR HORSE AGISTMENT & STABLING NTG G12 27/3/81.PT WARUMUNGU LAND CLAIM S89/311/3.  
ELECTRICITY SULPPLY EMENT VIDE S94/32.

**Survey Comments**

(none found)

**Proposed Easements**

Electricity supply to Power and Water Authority

**Municipality**

BARKLY SHIRE

**Region**

BARKLY

**Custodian - Valuer General (+61 8 8995 5375)**

**Owner's Last Known Address**

Barkly Shire Council, PO BOX 821, TENNANT CREEK NT 0861

**Parcels in Valuation**

N.T. Portion 01918

**Unimproved Capital Value**

\$220,000 on 01/07/2015

\$220,000 on 01/07/2012

\$200,000 on 01/07/2010

\$20,000 on 01/07/1991

**Valuation Improvements**

(none found)

**Custodian - Property Purchasing (+61 8 8999 6631)**

**Acquisitions**

(none found)

**Custodian - Building Advisory Service (+61 8 8999 8965)**

**Building Control Areas**

BBTEN001 - Building Control Area

TENNANT CREEK BUILDING AREA

**Building Permits**

(none found)

Visit the website <http://www.nt.gov.au/building/>

**Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)**

**Planning Scheme Zone**

NOZONE (No NT Planning Scheme zone applies)

**Interim Development Control Orders**

(none found)

**Planning Notes**

The NT Planning Scheme may apply to development on this land.

**Planning Applications**

(none found)

**Custodian - Power and Water Corporation (1800 245 092)**

**Meters on Parcel**

Power Water - Electricity 1

Power Water - Water (none found)

For Account balances, contact the Power and Water Corporation.

**Custodian - Pool Fencing Unit (+61 8 8924 3641)**

**Swimming Pool/Spa Status**

Compliant to Non-standard Safety Provision

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

**Custodian - Mines and Energy (+61 8 8999 5322)**

For information on possible Exploration Licences, contact Mines & Energy or visit the website  
[http://www.nt.gov.au/d/Minerals\\_Energy/](http://www.nt.gov.au/d/Minerals_Energy/)

For information on possible Petroleum Titles, contact Mines & Energy for further details.

**Custodian - NT Environment Protection Authority (+61 8 8924 4218)**

**Results of site contamination assessment**

(none found)

For further information contact Environment Protection Authority or visit the website  
<https://ntepa.nt.gov.au/waste-pollution/contaminated-land>

**Custodian - Heritage Branch (+61 8 8999 5039)**

**Heritage Listing:**

(none found)

For further information on heritage places contact Heritage Branch or visit the website  
<https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

**Other Interests**

For Account balances, contact Barkly Shire Council

Intentionally Blank

## Appendix 7 Site Analysis Warrego Road – Tennant Creek

### Portion 4449

#### Summary -

Located 3km North of Tennant Creek via sealed road.

#### Tenure

CLP in the name of NTLC. There is an existing use by the Tennant Creek Pistol Club however that sublease has not been registered. Sublease of 2-3ha of suitable unconstrained land around the Pistol Club is possible.

#### Infrastructure

**Power** No power to site. Power would have to be extended from Stuart Highway intersection over several kilometres.

**Water** – none

**Sewerage** –On-site septic system would be required.

**Communications** – mobile coverage available.

**Emergency and road access** – Good all-weather sealed road access.

**Fencing** -. Only area fenced is the sublease to the gun club

**Heritage** – Sacred sites clearance need to be undertaken.

**Existing accommodation/building** – none.

Ball Park Estimate to run power and water to the site \$5m

#### **Wellbeing and Safety**

Close proximity to Tennant Creek where there is a regional hospital and airport.

**Services and Opportunities** including development and harnessing of an appropriately skilled workforce

The sites proximity to Tennant Creek means it could be used as dormitory facility with work undertaken at Mary Anne Dam or in Tennant Creek.

#### **Activities**

Nil onsite - All activities would have to be onsite and constructed/ imported

#### **Family and Cultural Connections**

The sites proximity to Tennant Creek means it access to the town is relatively easy for family visits or cultural connections.

#### **Costs**

Full set up and establishment cost would be required, and assessment has not been attempted on the basis the better option with Juno Training Centre.

#### **Timeframe**

Figures





NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

**Record of Administrative Interests and Information**

The information contained in this record of Administrative Interests only relates to the below parcel reference.

**Parcel Reference:** N.T. Portion 04449 plan(s) S 93/038

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

**Government Land Register**

(none found)

**Custodian - Registrar General (+61 8 8999 6252)**

**Current Title**

CUFT 758 644 (order 2)

**Tenure Type**

CROWN LEASE IN PERPETUITY 1433

**Tenure Status**

Current

**Area Under Title**

10 square kilometres 84 hectares

**Owners**

Northern Territory Land Corporation  
PO Box 2206, Parap NT 0804

**Easements**

Electricity supply Easement to Power and Water Authority

**Scheme Name**

(none found)

**Scheme Body Corporate Name**

(none found)

**Reserved Name(s)**

(none found)

**Unit Entitlements**

(none found)

**Transfers**

(none found)

**Tenure Comments**

(none found)

**Historic Titles**

CUFT 758 644 (order 1)

CUFT 408 089 (order 2)

CUFT 408 089 (order 1)

Visit the website [http://www.nt.gov.au/justice/bdm/land\\_title\\_office/](http://www.nt.gov.au/justice/bdm/land_title_office/)

**Custodian - Surveyor General (+61 8 8995 5362)****Address**

610 WARREGO RD, WARUMUNGU

**Survey Plan**

S 93/038

**Survey Status**

Approved

**Parcel Status**

CURRENT

**Parcel Area**

10 square kilometres, 84 hectares

**Map Reference**

Code 000 Scale 500000 Sheet 00.14

Code 730 Scale 25000 Sheet 00.00

**Parent Parcels**

(none found)

**Parcel Comments**

PROPOSED RECREATION AREA

**Survey Comments**

SUBDN PT NT POR 408

**Proposed Easements**

(none found)

**Municipality**

BARKLY SHIRE

**Region**

BARKLY

**Custodian - Valuer General (+61 8 8995 5375)****Owner's Last Known Address**

Northern Territory Land Corporation, P O BOX 2206, PARAP NT 0804

**Parcels in Valuation**

N.T. Portion 04449

**Unimproved Capital Value**

\$176,000 on 01/07/2015

\$176,000 on 01/07/2012

\$160,000 on 01/07/2010

**Valuation Improvements**

(none found)

**Custodian - Property Purchasing (+61 8 8999 6631)****Acquisitions**

(none found)

**Custodian - Building Advisory Service (+61 8 8999 8965)****Building Control Areas**

(none found)

**Building Permits**

(none found)

Visit the website <http://www.nt.gov.au/building/>

**Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)****Planning Scheme Zone**

NOZONE (No NT Planning Scheme zone applies)

**Interim Development Control Orders**

(none found)

**Planning Notes**

The NT Planning Scheme may apply to development on this land.

**Planning Applications**

(none found)

**Custodian - Power and Water Corporation (1800 245 092)****Meters on Parcel**

Power Water - Electricity (none found)

Power Water - Water (none found)

For Account balances, contact the Power and Water Corporation.

**Custodian - Pool Fencing Unit (+61 8 8924 3641)****Swimming Pool/Spa Status**

(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

**Custodian - Mines and Energy (+61 8 8999 5322)**

For information on possible Exploration Licences, contact Mines & Energy or visit the website  
[http://www.nt.gov.au/d/Minerals\\_Energy/](http://www.nt.gov.au/d/Minerals_Energy/)

For information on possible Petroleum Titles, contact Mines & Energy for further details.

**Custodian - NT Environment Protection Authority (+61 8 8924 4218)**

**Results of site contamination assessment**  
(none found)

For further information contact Environment Protection Authority or visit the website  
<https://ntepa.nt.gov.au/waste-pollution/contaminated-land>

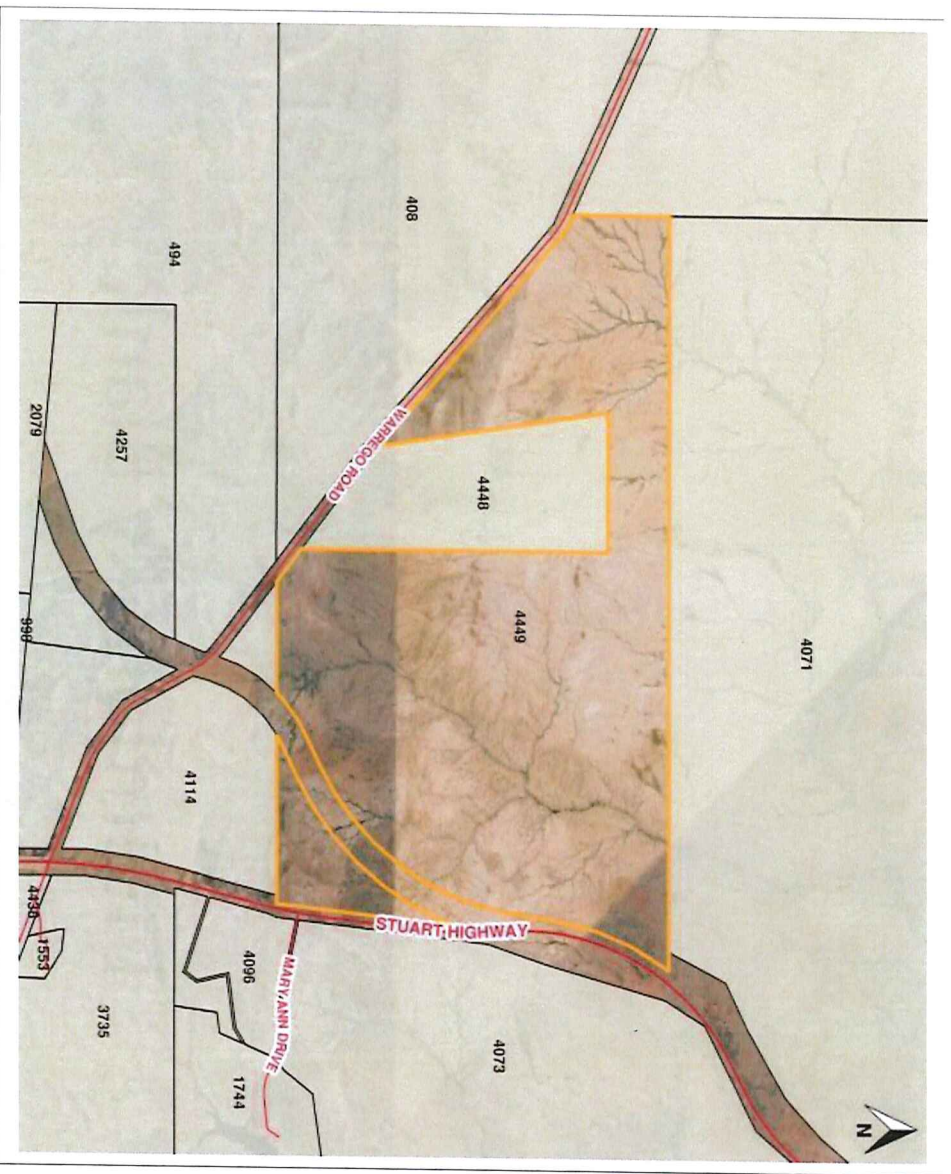
**Custodian - Heritage Branch (+61 8 8999 5039)**

**Heritage Listing:**  
(none found)

For further information on heritage places contact Heritage Branch or visit the website  
<https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

**Other Interests**

For Account balances, contact Barkly Shire Council



Intentionally Blank

## Appendix 8 Site Analysis Bohning Road Cattle Yards – Alice Springs

### NT Portion 3944

#### Summary -

Located approximately 10km South West of Alice Springs at the Northern Territory Cattlemen's Association (NTCA) cattle yards.

#### Tenure

The NTCA holds a Freehold title over the site.

Need to check planning and building regulations in relation to the site.

#### Infrastructure

**Power** – On grid. Any upgrade would be addressed by NTCA installation. Transformer is on a pole to the site.

**Water** – Town Water connected.

**Sewerage** – On-site septic system to be installed by NTCA.

**Communications** – Land line & Mobile network available.

**Emergency and road access** – Stuart Highway frontage site is within minutes of Alice Springs.

**Fencing** – site boundary is fenced with stock fence.

**Heritage** – None recorded in ILIS system

**Existing accommodation/building** – Caretaker residence existing

NTCA propose to establish:

1. Accommodation for up to 30 residents and up to 4 trainers/overseers.
2. A modern well-equipped training room with breakout areas.
3. Educational tools such as TV, Data projectors, whiteboards etc.
4. Access to the yards and other facilities.
5. Motorbikes/horses/saddles etc are all onsite.
6. Internet and office facility.
7. BBQ and recreational areas.
8. Commercial kitchen.

The facility is expected to be completed by mid-March 2018 and would be available for hire.

#### Well Being and Safety

The site is within easy driving access of Alice Springs but far enough away to avoid unwanted visits.

**Services and Opportunities** including development and harnessing of an appropriately skilled workforce

The NTCA training program is aimed at assisting young people become employable within the rural industry and extends to on property training under supervision. The program involves learning skills such as welding, cattle awareness / handling etc. They are at the cattle yard facility for 10 weeks then the facility is vacant as they are on property.

#### Activities

- 10 Motorbikes/10 horses/saddles etc are all onsite.

- Internet and office facility.
- BBQ and recreational areas

#### **Family and Cultural Connections**

The proximity of the site would mean that the residents could attend family and cultural occasions.

#### **Costs**

**The facility could be available on a rental arrangement where Youth Services staff take over or the NTCA could undertake the training as a provider. NTCA initial advice is \$120/person /night plus food.**

#### **Timeframe / Process**

Opening mid-March 2018

A decision to run or outsource the supervision to a provider would need to be considered. A third-party provider would need to be approved by the NTCA.

Figures



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

**Record of Administrative Interests and Information**

The information contained in this record of Administrative Interests only relates to the below parcel reference.

**Parcel Reference:** N.T. Portion 03944 plan(s) S 90/077

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

**Government Land Register**

(none found)

**Custodian - Registrar General (+61 8 8999 6252)****Current Title**

CUFT 690 051 (order 1)

**Tenure Type**

ESTATE IN FEE SIMPLE

**Tenure Status**

Current

**Area Under Title**

58 hectares 9900 square metres

**Owners**

NT Cattlemens Trading Pty Ltd  
54 Hartley Street, Alice Springs NT 0870

**Easements**

Electronic communications Easement to Northern Territory of Australia

**Scheme Name**

(none found)

**Scheme Body Corporate Name**

(none found)

**Reserved Name(s)**

(none found)

**Unit Entitlements**

(none found)

**Transfers**

(none found)

**Tenure Comments**

(none found)

**Historic Titles**

CUFT 227 051 (order 1)

Visit the website [http://www.nt.gov.au/justice/bdm/land\\_title\\_office/](http://www.nt.gov.au/justice/bdm/land_title_office/)

**Custodian - Surveyor General (+61 8 8995 5362)****Address**

1471 STUART HWY, HUGH

**Survey Plan**

S 90/077

**Survey Status**

Approved

**Parcel Status**

CURRENT

**Parcel Area**

58 hectares, 9900 square metres

**Map Reference**

Code 010 Scale 50000 Sheet 00.02

**Parent Parcels**

(none found)

**Parcel Comments**

ROE CREEK ("BOHNING") CATTLE YARDS. NT PORTION 6256(A), LEASE AREA AND PRIVATE ACCESS EASEMENT - S2002/008. NT PORTION 7194(A), LEASE AREA - S2012/024.

**Survey Comments**

ROAD ACQUISITION FROM NT PORTION 1923 VIDE S90/77.

**Proposed Easements**

Access to Private

**Municipality**

MACDONNELL SHIRE

**Region**

ALICE SPRINGS

**Custodian - Valuer General (+61 8 8995 5375)****Owner's Last Known Address**

NT Cattlemens Trading Pty Ltd, 54 HARTLEY STREET, ALICE SPRINGS NT 0870

**Parcels in Valuation**

N.T. Portion 03944

**Unimproved Capital Value**

\$360,000 on 01/07/2015  
\$360,000 on 01/07/2012  
\$360,000 on 01/07/2010  
\$50,000 on 01/07/1991

**Valuation Improvements**

(none found)

**Custodian - Property Purchasing (+61 8 8999 6631)****Acquisitions**

(none found)

**Custodian - Building Advisory Service (+61 8 8999 8965)****Building Control Areas**

(none found)

**Building Permits**

(none found)

Visit the website <http://www.nt.gov.au/building/>

**Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)****Planning Scheme Zone**

NOZONE (No NT Planning Scheme zone applies)

**Interim Development Control Orders**

(none found)

**Planning Notes**

The NT Planning Scheme may apply to development on this land.

**Planning Applications****File Number**

PA2011/0860

**Type**

Subdivision

**Date Received**

23/11/2011

**Application Purpose**

Subdivision - Lease in Excess of 12 Years (Existing Telecommunication Facility)

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

16/12/2011

**Instrument Number**

DP11/0756

**Instrument Issued**

Signed

**Instrument Status**

Current

---

**File Number**

PA2001/0675

**Type**

Development

**Date Received**

07/11/2001

**Application Purpose**

STOCKPILING OF CONSTRUCTION MATERIALS (OUTDOOR STORAGE) 02/11/2001 =&gt; 16/11/2001

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

03/05/2002

**Instrument Number**

DPM02/0003

**Instrument Issued**

Signed

**Instrument Status**

---

**File Number**

PA2002/0025

**Type**

Subdivision

**Date Received**

06/11/2001

**Application Purpose**

LEASE IN EXCESS OF 12 YEARS 02/11/2001 =&gt; 16/11/2001

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

03/05/2002

**Instrument Number**

DPM02/0004

**Instrument Issued**

Signed

**Instrument Status**

Completed

**Custodian - Power and Water Corporation (1800 245 092)****Meters on Parcel**

Power Water - Electricity (none found)

Power Water - Water (none found)

For Account balances, contact the Power and Water Corporation.

**Custodian - Pool Fencing Unit (+61 8 8924 3641)****Swimming Pool/Spa Status**

(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

**Custodian - Mines and Energy (+61 8 8999 5322)**For information on possible Exploration Licences, contact Mines & Energy or visit the website  
[http://www.nt.gov.au/d/Minerals\\_Energy/](http://www.nt.gov.au/d/Minerals_Energy/)

For information on possible Petroleum Titles, contact Mines &amp; Energy for further details.

**Custodian - NT Environment Protection Authority (+61 8 8924 4218)****Results of site contamination assessment**

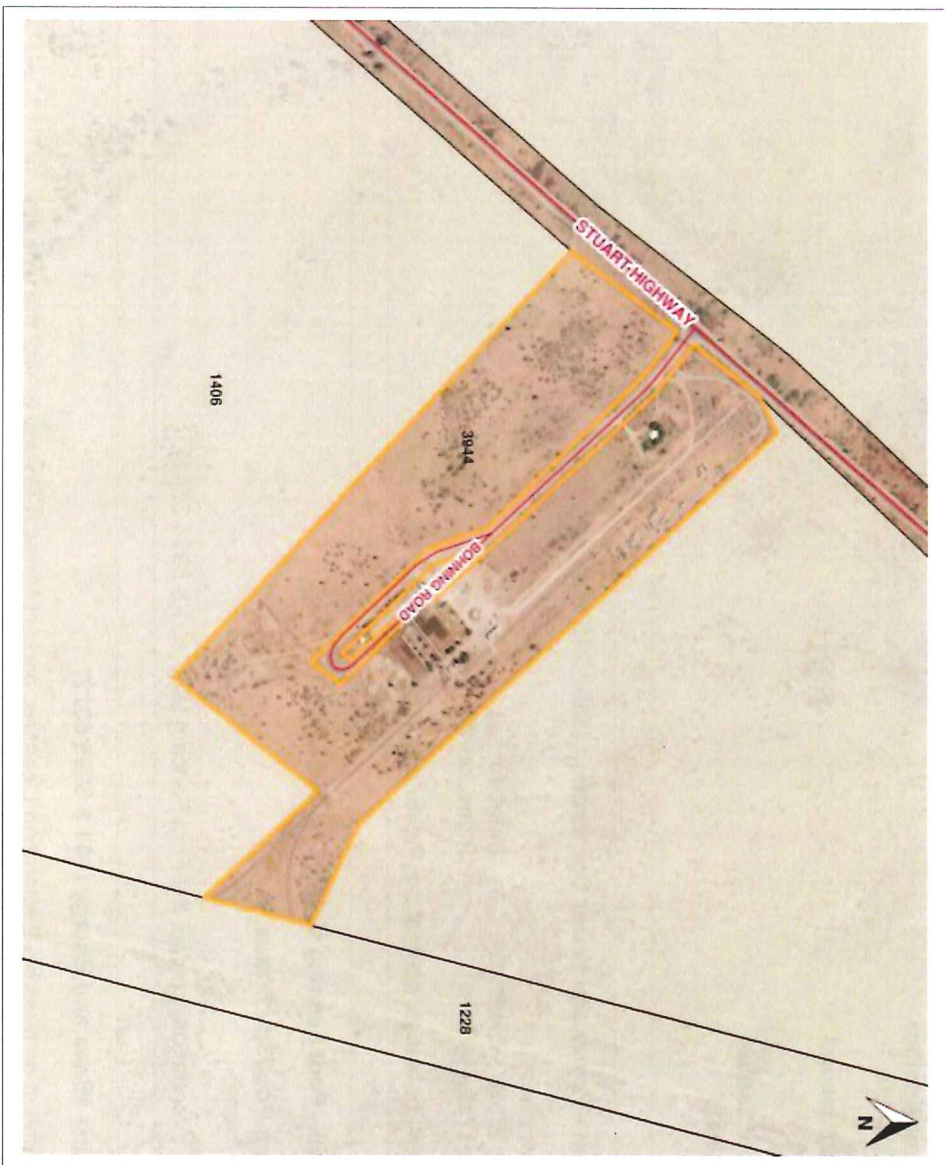
(none found)

For further information contact Environment Protection Authority or visit the website  
<https://ntepa.nt.gov.au/waste-pollution/contaminated-land>**Custodian - Heritage Branch (+61 8 8999 5039)****Heritage Listing:**

(none found)

For further information on heritage places contact Heritage Branch or visit the website  
<https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>**Other Interests**

For Account balances, contact MacDonnell Shire Council



## Appendix 9 Site Analysis Hamilton Downs Youth Camp

### NT Portion 1534

#### Summary -

Located approximately 75km North--West of Alice Springs, there is an existing Youth Camp facility on 10ha at this location.

#### Tenure

Hamilton Downs Youth Camp Association holds a Special Purposes Lease (SPL 402).

A change in purpose or transfer will likely trigger Native Title considerations.

A sublease will require Ministerial consent. This is also a Prescribed Property and therefore consent from the Attorney General would also be required.

#### Infrastructure

**Power** – Off-grid, provided by on-site 6kVA solar/battery system, and supplemented by a gas-powered on-site generator. Gas supply is maintained by Origin. The system is proposed to be upgraded to a 14kVA solar system in the next 3 months.

**Water** – Groundwater supply system incorporating both potable and non-potable systems in 2 x 22,000 litre tanks. Reverse osmosis treatment plant supplies potable water up to 5L/minute. Considered to be adequate for up to 100 people. System upgrade is proposed in the next 3 months to increase capacity and improve operability. The non-potable system is used for showers, toilets and irrigation.

Existing galvanised pipework may require replacement in the future.

**Sewerage** – On-site septic system.

**Communications** – Broadband system to Caretaker residence (satellite), which can be extended to cover the site. No mobile network.

**Emergency and road access** – Good unsealed road access to the sealed Tanami Highway and then Stuart Highway. The access road is within a road reserve/easement, which provides legal access across the surrounding pastoral lease.

There is an informal suitable area set aside for helicopter landing.

**Fencing** – site boundary is fenced with stock fence.

**Heritage** – Declared heritage place under the NT Heritage Conservation Act. There are 4 heritage buildings on site.

**Existing accommodation/building** – There is one existing ablution block comprising male, female and disabled toilet facilities, 2 shower facilities and a domestic laundry.

There is a 32-bed bunk-house, two 4-bunk rooms, plus another 2 rooms which could be used.

Kitchen facility has chef-size stove plus BBQs.

The ideal facility for Youth Justice is the new bunkhouse with 4 bedrooms and a common room in between.

If separate supervising officer accommodation is to be sourced a unit from Loves Creek could be utilised.

#### Wellbeing and Safety

Alice Springs is the nearest medical service about 1 and 15 minutes from the camp. There is an area set aside at the camp specifically as a helicopter pad and available for emergencies.

**Services and Opportunities** including development and harnessing of an appropriately skilled workforce

General maintenance of the facility buildings and roads, connection with adjoining pastoral properties could enable experience with fencing, bore repair and maintenance, stock handling. Park Ranger assistance with nearby Larrapinta Trail on Chewing Range.

There is the opportunity to finish reconstruction of old heritage building on site.

#### **Activities**

Basketball, football, golf, soccer, obstacle course.

#### **Family and Cultural Connections**

The site is a bit over an hour from Alice Springs and family and cultural connections could be maintained via visits to Alice Springs

#### **Costing**

**Proposed air-conditioning of the new bunkhouse will require an upgrade to the power systems prior to installation.**

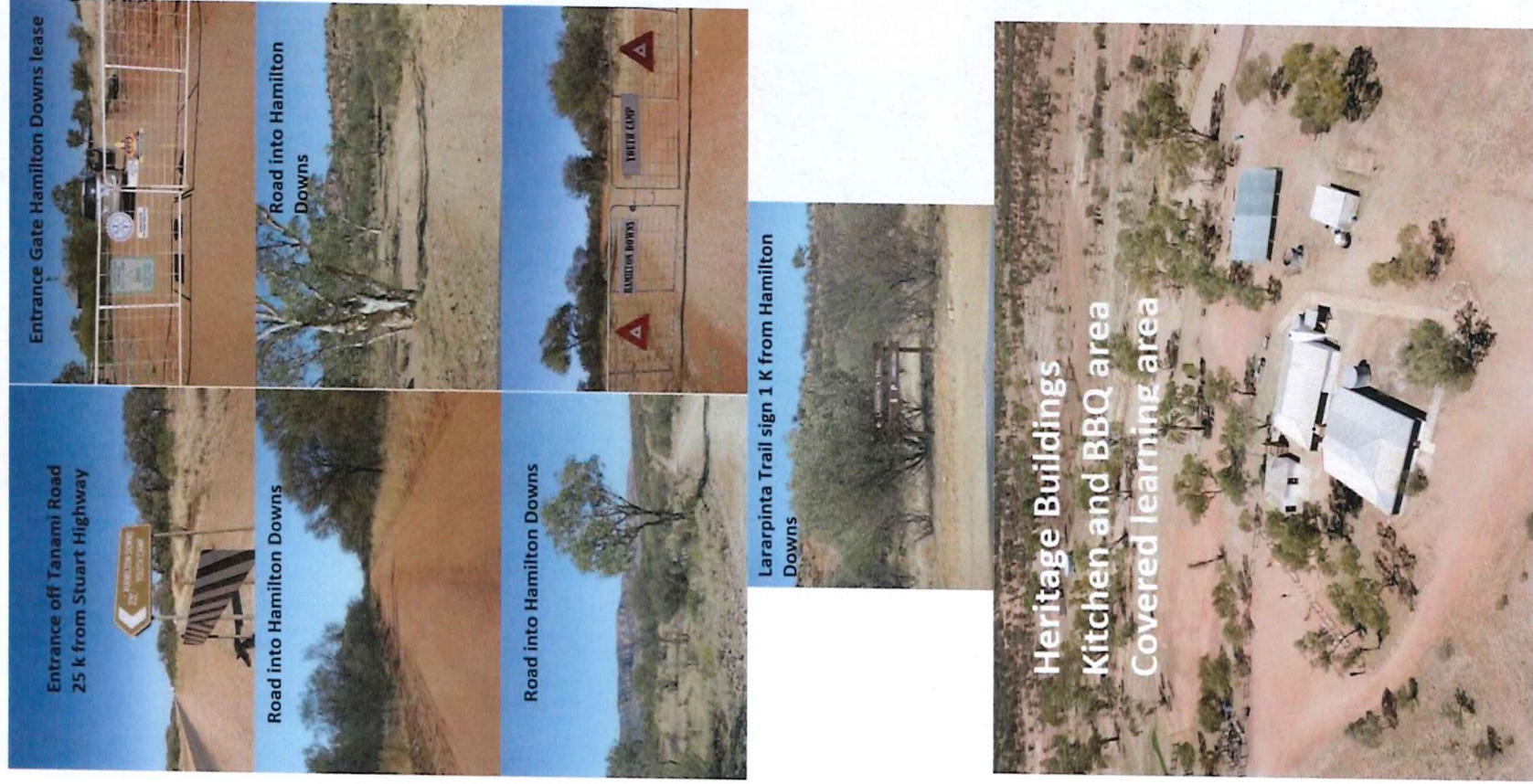
**If supervisor accommodation is desired to be separate then siteworks, installation and connections will have to be added.**

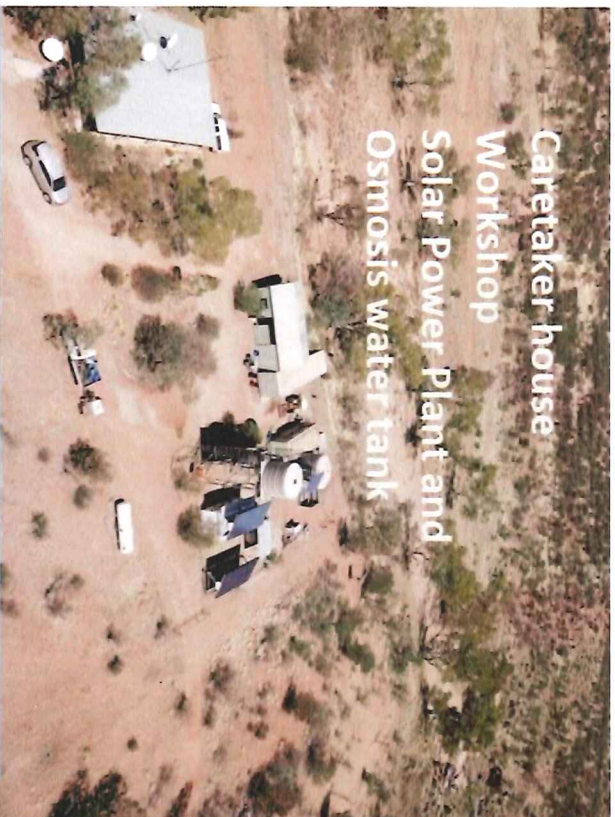
#### **Timeframe**

The facility could be used immediately bearing in mind that it is summer, and the area has extreme temperatures.

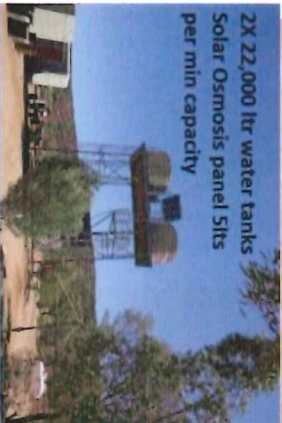
The facility is generally available during school holidays for the last and first 3 months of the calendar year and possibly during the mid-year break but only for the 4 weeks. Or more specifically from 1 October to 31 March and 23 June to 24 June each year. Outside these period alternate facilities would need to be used.

Figures





Caretaker house  
Workshop  
Solar Power Plant and  
Osmosis water tank



2x 22,000 ltr water tanks  
Solar Osmosis panel 5lts  
per min capacity



Solar panels, battery  
container and automatic  
gas generator



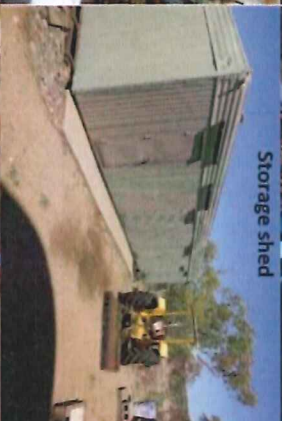
Storage



Workshop



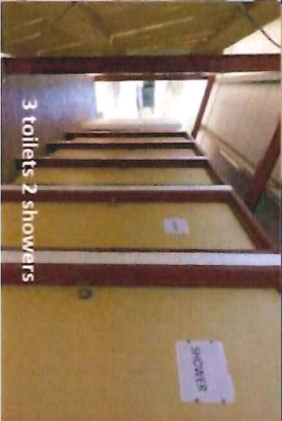
Workshop



Storage shed



Ablution block



3 toilets 2 showers



Disabled shower and Toilet in female block



Laundry



Fridges in kitchen block



Commercial Kitchen



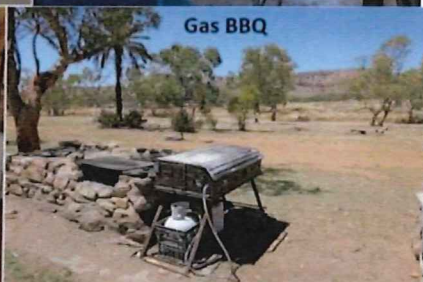
steele benches - kitchen



32 bunks in historic building



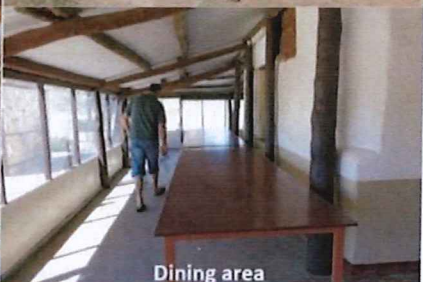
Washing up area  
potable water



Gas BBQ



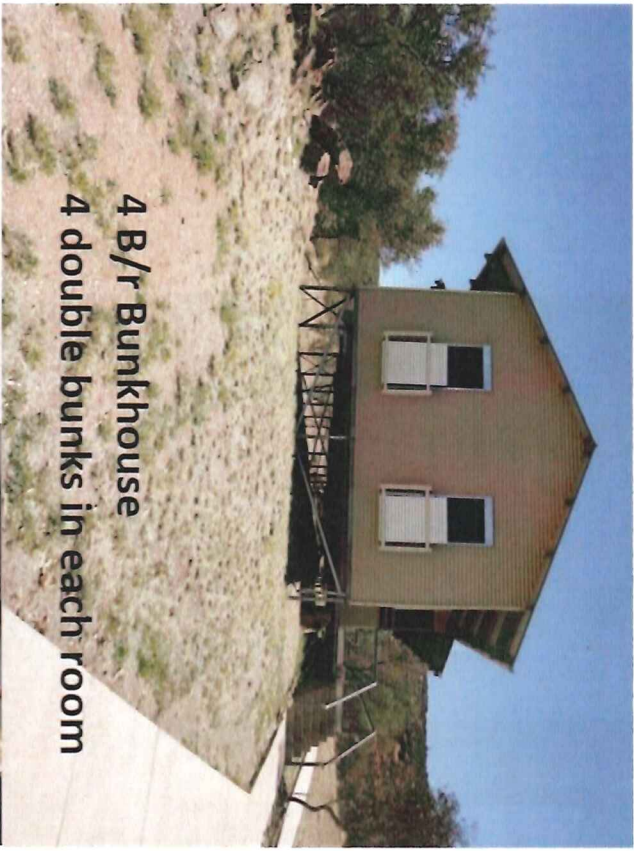
Heritage building - dining



Dining area

large gas cylander for gen set and kitchen





**4 B/r Bunkhouse  
4 double bunks in each room**



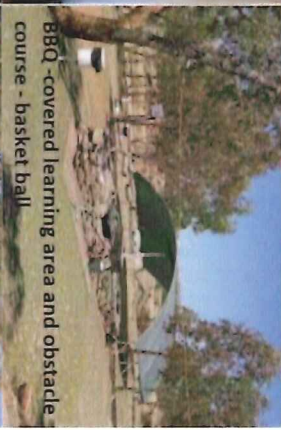
**New bunkhouse  
4 br and Common  
room**



**new bunk house 4 double bunks**



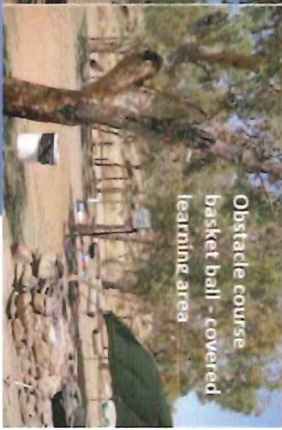
**Common room in new bunkhouse  
mirror image 2 bedrooms X 4 double**



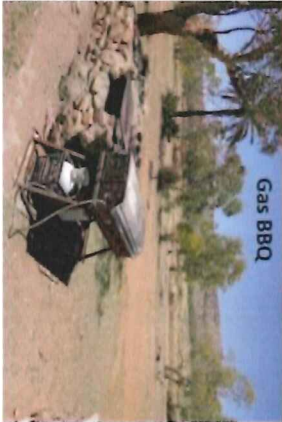
**BBQ -covered learning area and obstacle  
course - basket ball**



**Football / soccer area**



**Obstacle course  
basket ball - covered  
learning area**



**Gas BBQ**



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

**Record of Administrative Interests and Information**

The information contained in this record of Administrative Interests only relates to the below parcel reference.

**Parcel Reference:** N.T. Portion 01534 plan(s) S 75/034

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

**Government Land Register**

(none found)

**Custodian - Registrar General (+61 8 8999 6252)**

**Current Title**

CUCL 158 028 (order 1)

**Tenure Type**

SPECIAL PURPOSES LEASE 402

**Tenure Status**

Current

**Area Under Title**

9 hectares 9900 square metres

**Owners**

Hamilton Downs Youth Camp Association Incorporated  
C/- Public Officer, NT Portion 1534

**Easements**

(none found)

**Scheme Name**

(none found)

**Scheme Body Corporate Name**

(none found)

**Reserved Name(s)**

(none found)

**Unit Entitlements**

(none found)

**Transfers**

(none found)

**Tenure Comments**

(none found)

**Historic Titles**

(none found)

Visit the website [http://www.nt.gov.au/justice/bdm/land\\_title\\_office/](http://www.nt.gov.au/justice/bdm/land_title_office/)

**Custodian - Surveyor General (+61 8 8995 5362)****Address**

BURT PLAIN

**Survey Plan**

S 75/034

**Survey Status**

Approved

**Parcel Status**

CURRENT

**Parcel Area**

9 hectares, 9900 square metres

**Map Reference**

Code 010 Scale 500000 Sheet 00.20

**Parent Parcels**

(none found)

**Parcel Comments**

SURRD FROM N T POR 761. NAT EST CG G46 20-11-79.DECLARED A HERITAGE PLACE UNDER THE HERITAGE CONSERVATION ACT NTG G26 30/6/1993.

**Survey Comments**

(none found)

**Proposed Easements**

(none found)

**Municipality**

MACDONNELL SHIRE

**Region**

ALICE SPRINGS

**Custodian - Valuer General (+61 8 8995 5375)****Owner's Last Known Address**

Hamilton Downs Youth Camp Association Incorporated, PO BOX 930, ALICE SPRINGS NT 0871

**Parcels in Valuation**

N.T. Portion 01534

**Unimproved Capital Value**

\$18,000 on 01/07/2015

\$18,000 on 01/07/2012

\$18,000 on 01/07/2010

**Valuation Improvements**

(none found)

**Custodian - Property Purchasing (+61 8 8999 6631)****Acquisitions**

(none found)

**Custodian - Building Advisory Service (+61 8 8999 8965)****Building Control Areas**

(none found)

**Building Permits**

(none found)

Visit the website <http://www.nt.gov.au/building/>

**Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)****Planning Scheme Zone**

NOZONE (No NT Planning Scheme zone applies)

**Interim Development Control Orders**

(none found)

**Planning Notes**

The NT Planning Scheme may apply to development on this land.

**Planning Applications**

(none found)

**Custodian - Power and Water Corporation (1800 245 092)****Meters on Parcel**

Power Water - Electricity (none found)

Power Water - Water (none found)

For Account balances, contact the Power and Water Corporation.

**Custodian - Pool Fencing Unit (+61 8 8924 3641)****Swimming Pool/Spa Status**

(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

**Custodian - Mines and Energy (+61 8 8999 5322)**

For information on possible Exploration Licences, contact Mines & Energy or visit the website  
[http://www.nt.gov.au/d/Minerals\\_Energy/](http://www.nt.gov.au/d/Minerals_Energy/)

For information on possible Petroleum Titles, contact Mines & Energy for further details.

**Custodian - NT Environment Protection Authority (+61 8 8924 4218)**

**Results of site contamination assessment**

(none found)

For further information contact Environment Protection Authority or visit the website  
<https://ntepa.nt.gov.au/waste-pollution/contaminated-land>

**Custodian - Heritage Branch (+61 8 8999 5039)**

**Heritage Listing:**

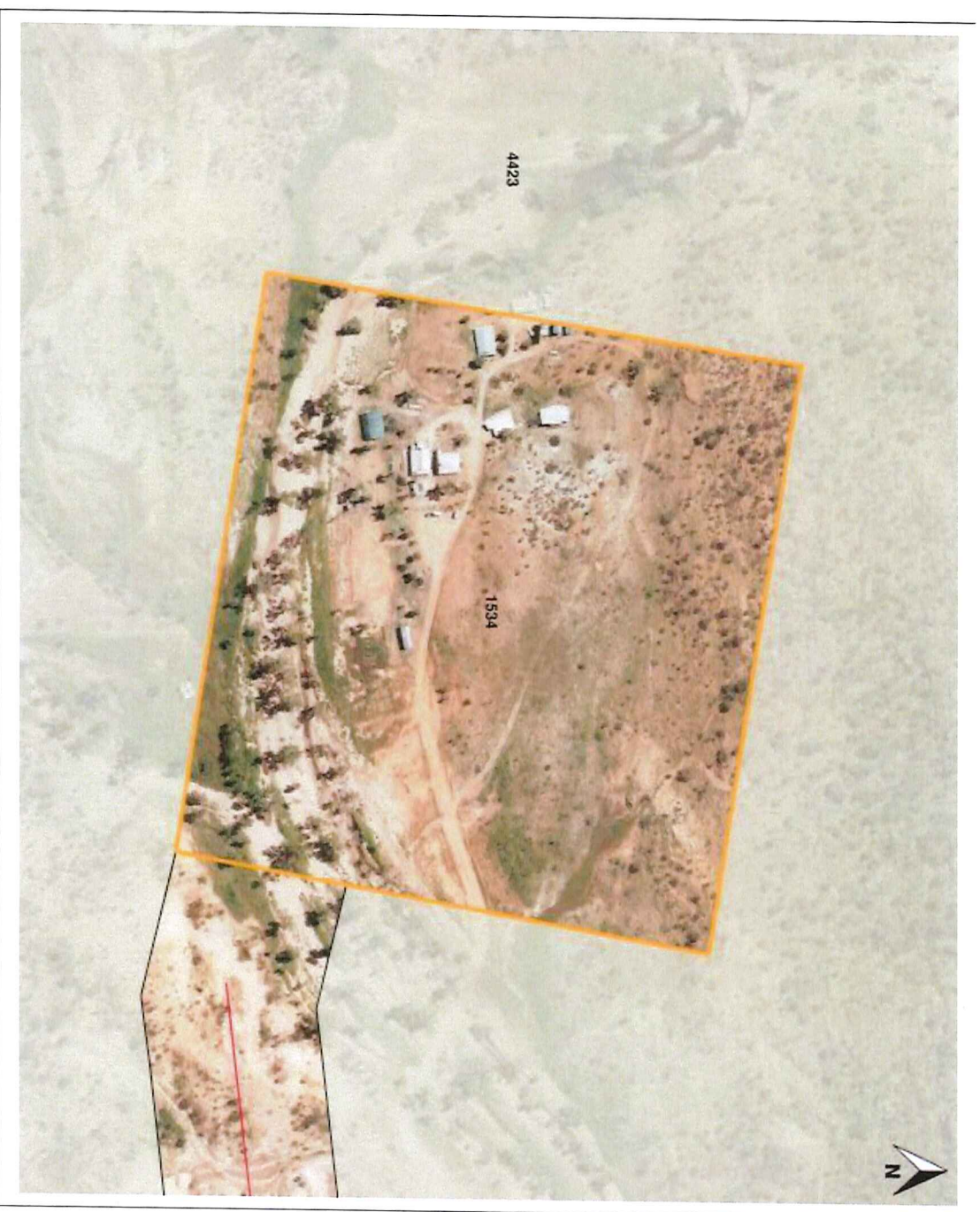
Declared Heritage Place. Contact the Heritage Branch, Department of Tourism and Culture on 8999 5051.

Declared Heritage Place. Contact the Heritage Branch, Department of Tourism and Culture on 8999 5051.

For further information on heritage places contact Heritage Branch or visit the website  
<https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

**Other Interests**

For Account balances, contact MacDonnell Shire Council



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## Appendix 10 Site Analysis Loves Creek Station

### NT Portion 744

#### Summary -

Located approximately 70km East of Alice Springs, there is an existing facility at Loves Creek used previously by Bush Mob as a youth diversion facility.

There may be an opportunity to relocate the facility closer to the Ross River Resort to better enable servicing and opportunities for clients.

#### Tenure

Loves Creek facility is located on Arietherre Aboriginal Land Trust (Freehold).

Ross River Homestead has freehold title over the adjoining NTP 1938 and 1914. Ministerial consent is not required to lease or sublease either area.

It is recommended that access through the Ross River Resort be formalised as there is nothing to stop the land owner from preventing access and in particular water deliveries which damage the access track to the airstrip. A simple written agreement to start with then a more formal access easement/ right of way should be encouraged.

#### Infrastructure

The site is over capitalised for a small cohort of 8 youth. It currently caters for more than 30 visitors. Some of the facilities could be relocated to provide an alternate venue in Central Australia such as Hamilton Downs Youth Camp or even tie in with the proposed NTCA facility on Bohning Road.

**Power** – Provided by on-site generator. Genset servicing costs were \$1800.00 per fortnight – and around \$3200.00 per fortnight diesel costs – per annum \$130k

**Water** – Loves Creek has 3X 22,000 litre water tanks and is serviced by carted water at large expense @ \$1,200 per load/ per fortnight or \$50 000 per annum. There are also 2 rainwater tanks but small capacity.

There may be opportunities to develop a dedicated water supply c. 2km from the facility, however this requires investigation by a hydrologist.

The Manager of Ross River Resort has offered to provide an alternate supply from their bores. This might mean a smaller tanker could be used and do less damage to the road.

Ross River Resort has a bore water supply and an additional bore could be constructed for a new facility at this location with water then piped from the bore.

**Sewerage** – On-site septic system installed.

**Communications** – Current network coverage is only via satellite. Relocation closer to Ross River would still rely on satellite system.

**Emergency and road access** – Good all-weather sealed road access to Ross River Resort. Loves Creek is accessed via 6.7km of unmade private road.

While passable it is not much more than a track. One section past the Airstrip on Ross River Homestead land requires upgrading for all weather access.

The site is clear enough to land a helicopter in an emergency.

**Fencing** – no fencing

**Heritage** – The area is Aboriginal Freehold and nomination of the site was done under consultation with CLC and traditional owners. No known Sacred Sites or Heritage sites are recorded at the location.

**Existing accommodation/building** – The infrastructure is very good, however there is very little recreational opportunities and a recreation room with a pool table/ TV computers etc should be provided. Additional shade over the area would reduce the harshness of the site.

### **Well Being and Safety**

The site is a little over 1 hour from Alice Springs Hospital by road and has cleared areas around the facility for helicopter landing.

**Services and Opportunities** including development and harnessing of an appropriately skilled workforce

Ross River Resort has indicated that it would be willing to engage the young people in training at the resort in the areas of property management/ maintenance including repairs and maintenance of equipment, fencing, hospitality in the café/ restaurant, kitchen laundry assistance and in the horticulture areas.

The adjoining pastoral property is leased by Viv Oldfield and there may be opportunities for the youths to get on property training in stock management, fencing and bore repairs.

An outsourced diversion program such as Bush mob could be engaged.

*Previously Bush mob ran a program for the Early Intervention Youth Program, an eight-day boot camp aimed at turning "at-risk" kids' lives around.*

*The program identified young people, aged between 13 and 17, who had been assessed as being at high risk of future offending and took them on a gruelling 100-kilometre trek through Loves Creek Station in Central Australia.*

*The kids learned survival skills, participated in team-building exercises and learned about their country and culture from Aboriginal traditional owners.*

*They kids were encouraged to take positive risks through guided activities such as abseiling, with support from volunteers and youth workers. (Media Release)*

### **Activities**

Very little onsite opportunities for activity is apparent.

### **Family and Cultural Connections**

The Site is remote and engagement with elders etc will have to be engineered. However, the site is only an hour from Alice Springs for family visits and cultural occasions.

### **Costing**

To move the current demountables closer to Ross River Resort it would cost between \$120 to \$250k depending on how many of the structures were moved and underground servicing would be an additional \$80k. A new bore \$20-\$30,000.

Upgrading of the track to the current site would be in the order of \$250 some of these works would still be required even if the structures are relocated.

A water pipeline over 2 k to the existing site will be in the order of \$40k per kilometre. \$80k one off.

Recreational installation (basketball court (bitumen hardstand) \$20,000 Concrete \$40,000

**Relocated Site Total \$230,000 + any recreational facility such as a Basketball area (not sealed \$5,000)**

**Existing site \$330,000 + any recreational facility such as a Basketball area (not sealed \$5,000)**

### **Timeframe /process**

Depends on the course of action decided. To remain it's a question of works being undertaken during occupancy or not.

### **Current site**

The existing site could be reoccupied immediately with the recreation facility installed as it becomes available. The training options at Ross River Resort mean the transport to and from the existing facility could be established relatively quickly.

### **An alternate but nearby site**

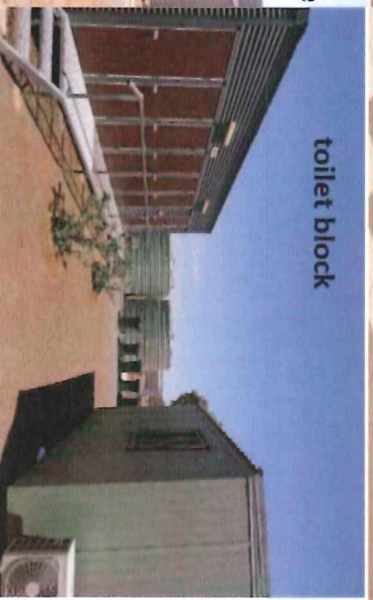
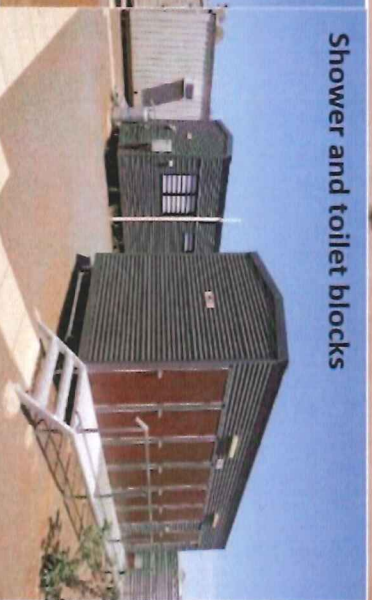
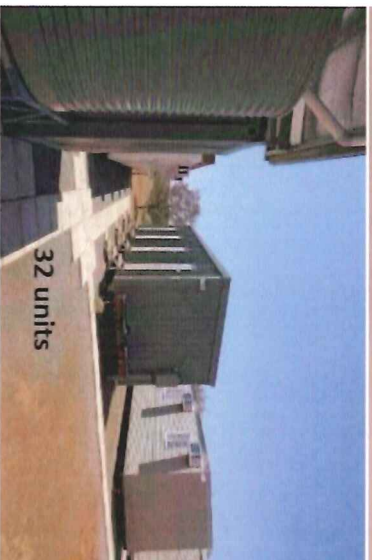
The CLC and Traditional owners would need to be engaged to agree to an alternate site.

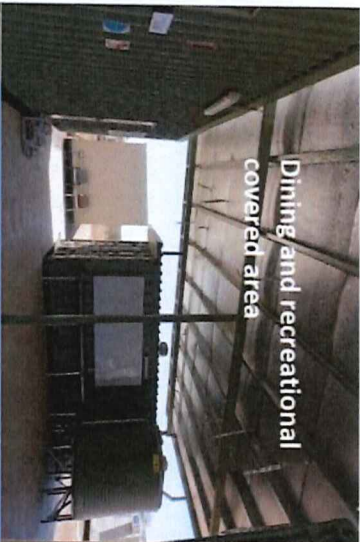
The management of Ross River Resort would need to be formally engaged to sink a bore in the river bed and to install a pipe to a new location.

Agreement on the mechanism to deliver the onsite training program would need to be developed.

A formal access arrangement with Ross River Resort should be entered into.

If a new site was arranged with owners, a pick up and relocation with quotes and work undertaken it might take up to 6 months to achieve.





Dining and recreational covered area



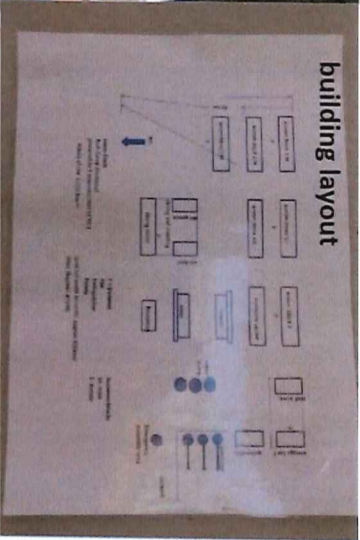
Communications room



Kitchen/ dining area



Workshop



building layout



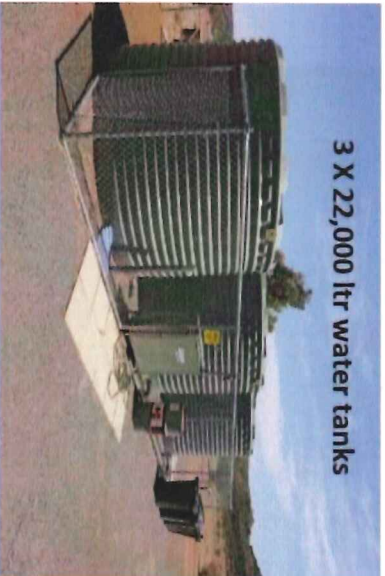
Dining area



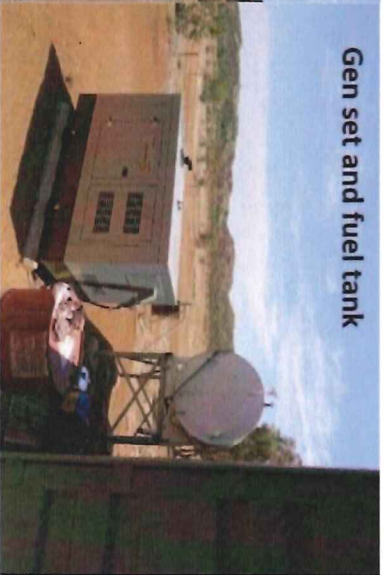
Dining and recreational covered area



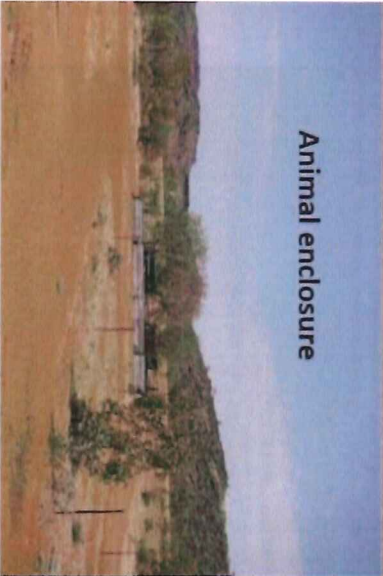
Saddle rack



**3 X 22,000 ltr water tanks**



**Gen set and fuel tank**



**Animal enclosure**



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

**Record of Administrative Interests and Information**

The information contained in this record of Administrative Interests only relates to the below parcel reference.

**Parcel Reference:** N.T. Portion 00744 plan(s) S2004/007

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

**Government Land Register**

(none found)

**Custodian - Registrar General (+61 8 8999 6252)**

**Current Title**

CUFT 779 475 (order 1)

**Tenure Type**

ESTATE IN FEE SIMPLE

**Tenure Status**

Current

**Area Under Title**

3784 square kilometres

**Owners**

Arletherre Aboriginal Land Trust  
C/- Central Land Council, PO Box 3221, Alice Springs NT 0871

**Easements**

(none found)

**Scheme Name**

(none found)

**Scheme Body Corporate Name**

(none found)

**Reserved Name(s)**

(none found)

**Unit Entitlements**

(none found)

**Transfers**

25/11/1992 for \$1,600,000  
07/09/1981 for AGREEMENT  
07/09/1981 for AGREEMENT  
07/09/1981 for AGREEMENT  
07/09/1981 for AGREEMENT  
07/09/1981 for \$100,000

**Tenure Comments**

(none found)

**Historic Titles**

CUCL 201 023 (order 2)  
CUCL 201 023 (order 1)  
CUCL 046 072 (order 8)  
CUCL 046 072 (order 7)  
CUCL 046 072 (order 6)  
CUCL 046 072 (order 5)  
CUCL 046 072 (order 4)  
CUCL 046 072 (order 3)  
CUCL 046 072 (order 2)  
CUCL 046 072 (order 1)

Visit the website [http://www.nt.gov.au/justice/bdm/land\\_title\\_office/](http://www.nt.gov.au/justice/bdm/land_title_office/)

**Custodian - Surveyor General (+61 8 8995 5362)****Address**

HALE

**Survey Plan**

S2004/007A

**Survey Status**

Approved

**Parcel Status**

CURRENT

**Parcel Area**

3784 square kilometres

**Map Reference**

Code 370 Scale 500000 Sheet 00.00  
Code 010 Scale 500000 Sheet 00.00  
Code 705 Scale 500000 Sheet 00.00

**Parent Parcels**

N.T. Portion 00744 plan(s) S2004/007A  
N.T. Portion 04298 plan(s) S 911035  
N.T. Portion 05167 plan(s) S 951037

**Parcel Comments**

PL PROPERTY NAME 'LOVES CREEK'. NT POR 1938 EXCISED FOR ROSS RIVER TOURIST CAMP - S82/36. NT POR 1929 EXCISED FOR RUBY GORGE NATURE PARK - S82/11. NT POR 2417 EXCISED FOR ALURALKWA ABORIGINAL COMMUNITY LIVING AREA - S85/20. APPLICATION FOR PERPETUAL PASTORAL LEASE & BOUNDARY INVESTIGATION S80/1148. NT POR 3393 TO BE EXCISED FOR "GERARD" TELECOM DRC SITE - S87/71. NT POR 3395 TO BE EXCISED FOR "BRIGADIER" TELECOM DRC SITE - S87/73. PART BOUNDARY SURVEY S88/58. WITHDRAWAL OF OFFERS OF GRANTS TO TELECOM SITES - ARLA91/0015//114. SUBJECT TO LAND CLAIM 143 - 92/1102. PART L/C 225. SURVEYED FOR GRANT PURPOSES & SURVEY AMENDED

TO INCLUDE PARTS OF ARLTUNGA & PHILLIPSON STOCK ROUTES REF S2004/7/51. PPL995 SURRENDERED 4/5/2012 - ALRA GRANT PENDING - TITLE DEEEDS 'HANDED OVER' 18/07/2012. HERITAGE SITES NT PORTION 7440(A) FOR LITTLE FLOWER MISSION AND NT PORTION 7441(A) FOR LITTLE FLOWER MISSION CEMETERY - 98/9249/181-182 AND HERITAGE FILE HE2013/0004. NTG S55 4/6/2015 - PROVISIONAL DECLARATION OF HERITAGE PLACES. NTG S55 4/6/2015 - PROVISIONAL DECLARATION OF HERITAGE PLACES NT PORTION 7441 (A).

**Survey Comments**

SURVEY OF NT PORTION 744 (LOVES CREEK). SURVEY ON PLANS S2004/007A-H & J.

**Proposed Easements**

(none found)

**Municipality**

MACDONNELL SHIRE

**Region**

ALICE SPRINGS

**Custodian - Valuer General (+61 8 8995 5375)**

**Owner's Last Known Address**

Arletherre Aboriginal Land Trust, LOT 744 UNDOOLYA ROAD, HALE NT 0801

**Parcels in Valuation**

N.T. Portion 00744

**Unimproved Capital Value**

\$5,175,000 on 01/07/2015

\$4,380,000 on 01/07/2012

\$4,380,000 on 01/07/2010

\$5,850,000 on 01/07/2009

\$707,250 on 01/07/2006

\$665,000 on 01/07/2003

\$585,000 on 01/07/2000

\$520,000 on 01/07/1997

\$490,000 on 01/07/1994

\$460,000 on 01/07/1991

**Valuation Improvements**

(none found)

**Custodian - Property Purchasing (+61 8 8999 6631)**

**Acquisitions**

(none found)

**Custodian - Building Advisory Service (+61 8 8999 8965)**

**Building Control Areas**

(none found)

**Building Permits**

(none found)

Visit the website <http://www.nt.gov.au/building/>

**Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)**

**Planning Scheme Zone**

NOZONE (No NT Planning Scheme zone applies)

**Interim Development Control Orders**

(none found)

**Planning Notes**

The NT Planning Scheme may apply to development on this land.

**Planning Applications**

**File Number**

PA2000/0536

**Type**

Subdivision

**Date Received**

08/08/2000

**Application Purpose**

SUBDIVISION FOR LEASE IN EXCESS OF 12 YEARS - TELSTRA SITE 11/08/2000 - 25/08/2000

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

20/10/2000

**Instrument Number**

DPM00/0033

**Instrument Issued**

Signed

**Instrument Status**

**Custodian - Power and Water Corporation (1800 245 092)**

**Meters on Parcel**

Power Water - Electricity (none found)

Power Water - Water (none found)

For Account balances, contact the Power and Water Corporation.

**Custodian - Pool Fencing Unit (+61 8 8924 3641)**

**Swimming Pool/Spa Status**

(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

**Custodian - Mines and Energy (+61 8 8999 5322)**

For information on possible Exploration Licences, contact Mines & Energy or visit the website  
[http://www.nt.gov.au/d/Minerals\\_Energy/](http://www.nt.gov.au/d/Minerals_Energy/)

For information on possible Petroleum Titles, contact Mines & Energy for further details.

**Custodian - NT Environment Protection Authority (+61 8 8924 4218)**

**Results of site contamination assessment**  
(none found)

For further information contact Environment Protection Authority or visit the website  
<https://ntepa.nt.gov.au/waste-pollution/contaminated-land>

**Custodian - Heritage Branch (+61 8 8999 5039)**

**Heritage Listing:**

Declared Heritage Place. Contact the Heritage Branch, Department of Tourism and Culture on 8999 5051.

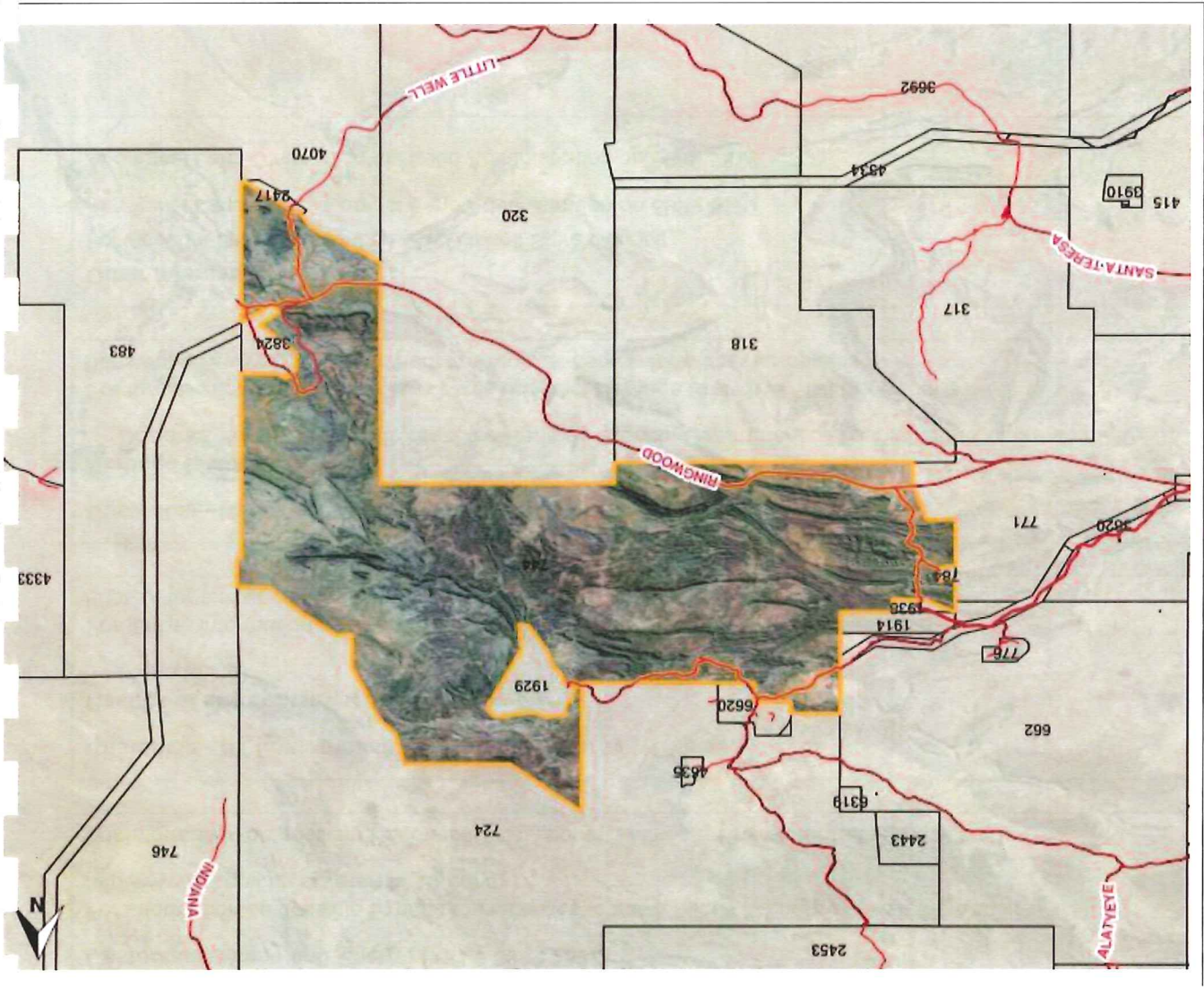
For further information on heritage places contact Heritage Branch or visit the website  
<https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

**Other Interests**

For Account balances, contact MacDonnell Shire Council

Aboriginal Land Claim. Contact Land Administration on 8999 6827.

Aboriginal Land Claim. Contact Land Administration on 8999 6827.



## Appendix 11 Site Analysis Larrakia Development Corporation

### Portion 5558 Hundred of Bagot

#### Summary -

Located 20 minutes from the CBD of Darwin and 10 minutes from the Don Dale Centre in the East Arm Industrial Estate. The site was previously used by the Larrakia Development Corporation as a training centre with ties to Kormilda College. The facility is now tenanted on a twelve-month lease arrangement, but the Corporation is willing to enter into a longer-term arrangement.

#### Tenure

The site is Freehold and has a planning approval for an Educational establishment and associated workshop.

#### Infrastructure

**Power** – already connected

**Water** – already connected.

**Sewerage** – On-site effluent system in place.

**Communications** – both land line and mobile service available.

#### Emergency access.

Site is within the urban area of Darwin and fully accessible to all emergency services.

**Road Access** – sealed road in place.

**Fencing** – security fenced.

**Heritage** - Nil

**Existing accommodation/building** – 2200 Square meter building with airconditioned offices, male and female ablutions and a large workshop space. Building is fully coded.

#### Wellbeing and Safety

The building would be used as a day time facility presumably with an accredited operator.

**Services and Opportunities** including development and harnessing of an appropriately skilled workforce

The building has been used as a trade training centre in the past and future use will depend on the operator and the curriculum

#### Activities

Day use training centre

#### Family and Cultural Connections

Because of the nature of the facility it is suggested that family and cultural issues would be addressed off site.

### **Costs**

**Initial discussion indicates that the building could be lease for around \$300,000 per year. This is within the realm of current commercial rents at East Arm**

### **Timeframe / Process**

This would be direct negotiation with the Larrakia Development Corporation by the agency.



NORTHERN TERRITORY OF AUSTRALIA  
Record of Administrative Interests and Information

**Record of Administrative Interests and Information**

The information contained in this record of Administrative Interests only relates to the below parcel reference.

**Parcel Reference:** Section 05558 Hundred of Bagot plan(s) S2002/161

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, inaccuracy contained in this statement.

Registrar General

**Government Land Register**

(none found)

**Custodian - Registrar General (+61 8 8999 6252)**

**Current Title**

CUFT 788 462 (order 1)

**Tenure Type**

ESTATE IN FEE SIMPLE

**Tenure Status**

Current

**Area Under Title**

1 hectares 2000 square metres

**Owners**

Larrakia Development Corporation Pty Ltd (ACN 099 471 495) as trustee for the Larrakia Development  
C/- GPO Box 42921, Casuarina NT 0811

**Easements**

Electricity supply Easement to Power and Water Corporation

**Scheme Name**

(none found)

**Scheme Body Corporate Name**

(none found)

**Reserved Name(s)**

(none found)

**Unit Entitlements**

(none found)

**Transfers**

(none found)

**Tenure Comments**

(none found)

**Historic Titles**

CUFT 648 790 (order 1)

Visit the website [http://www.nt.gov.au/justice/bdm/land\\_title\\_office/](http://www.nt.gov.au/justice/bdm/land_title_office/)

**Custodian - Surveyor General (+61 8 8995 5362)****Address**

675 BERRIMAH RD, EAST ARM

**Survey Plan**

S2002/161

**Survey Status**

Approved

**Parcel Status**

CURRENT

**Parcel Area**

1 hectares, 2000 square metres

**Map Reference**

Code 503 Scale 2500 Sheet 33.40

**Parent Parcels**

(none found)

**Parcel Comments**

PART SECTIONS 4337(A) & 5410. PROPOSED GRANT UNDER NATIVE TITLE AGREEMENT S2002/151/8. DP02/0013.

**Survey Comments**

CONSOLIDATION OF SEC 5559 AND CROWN LAND.

**Proposed Easements**

(none found)

**Municipality**

DARWIN RATES ACT AREA

**Region**

DARWIN

**Custodian - Valuer General (+61 8 8995 5375)****Owner's Last Known Address**

Larrakia Development Corporation, PO BOX 37207, WINNELLIE NT 0821

**Parcels in Valuation**

Section 05558 Hundred of Bagot

**Unimproved Capital Value**

\$2,150,000 on 01/07/2017  
\$2,160,000 on 01/07/2014  
\$1,800,000 on 01/07/2011  
\$882,000 on 01/07/2008  
\$490,000 on 01/07/2005  
\$350,000 on 01/07/2002  
\$350,000 on 01/07/1999

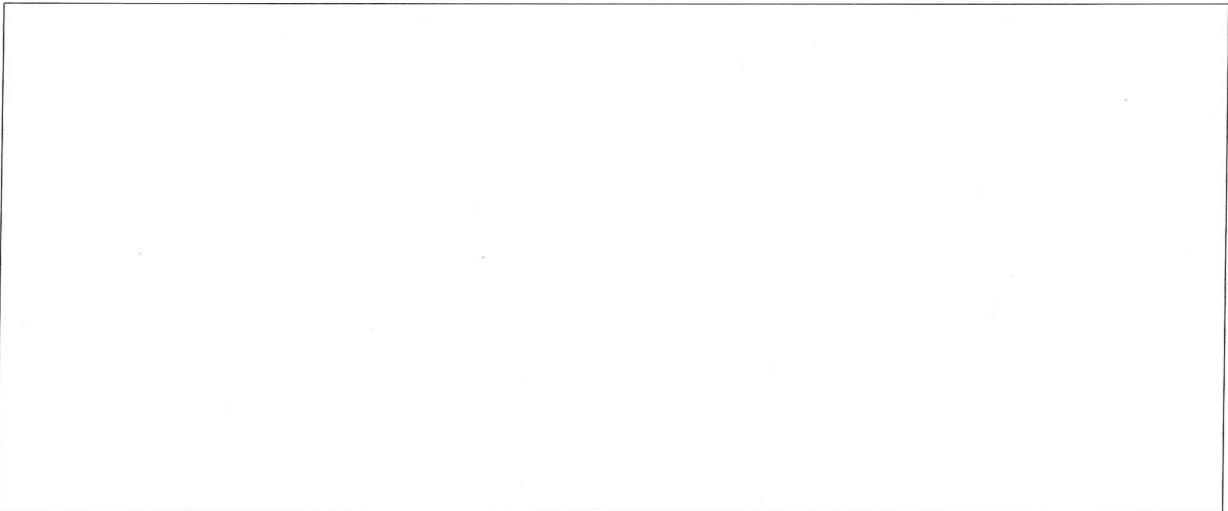
**Valuation Improvements**

(none found)

**Custodian - Property Purchasing (+61 8 8999 6631)**

**Acquisitions**

(none found)



**Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)**

**Planning Scheme Zone**

DV (Development)

**Interim Development Control Orders**

(none found)

**Planning Notes**

(none found)

**Planning Applications**

**File Number**

PA2009/1733

**Type**

Variation of Development Permit

**Date Received**

22/10/2010

**Custodian - Building Advisory Service (+61 8 8999 8965)**

**Building Control Areas**

BBDAR001 - Building Control Area

DARWIN BUILDING AREA

**Building Permits**

**Application Number:** 1 of 1 **Description:** Trade School & Workshop

**Number of Residential Units:**

**Australian Bureau of Statistics Type:** (none found)

**Building Class:** Assembly building

**Area:** 2200 square metres

**Certification:** Assembly building - Full Code - *issued on 15/12/2010*

Visit the website <http://www.nt.gov.au/building/>

**Application Purpose**

Removal of first floor offices, alteration of car parking layout and the addition of landscaping to an existing education establishment with associated workshop.

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

17/11/2010

**Instrument Number**

DP10/0172A

**Instrument Issued**

Signed

**Instrument Status**

Current

**File Number**

PA2009/1733

**Type**

Development

**Date Received**

17/12/2009

**Application Purpose**

Education establishment with associated workshop

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

19/03/2010

**Instrument Number**

DP10/0172

**Instrument Issued**

Signed

**Instrument Status**

Current

**File Number**

PA2008/0218

**Type**

Development

**Date Received**

11/02/2008

**Application Purpose**

Transport Terminal

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

31/07/2008

**Instrument Number**

DP08/0512

**Instrument Issued**

Signed

**Instrument Status**

Current

**Custodian - Power and Water Corporation (1800 245 092)****Meters on Parcel**

Power Water - Electricity (none found)

Power Water - Water (none found)

For Account balances, contact the Power and Water Corporation.

**Custodian - Pool Fencing Unit (+61 8 8924 3641)****Swimming Pool/Spa Status**

(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

**Custodian - Mines and Energy (+61 8 8999 5322)**

For information on possible Exploration Licences, contact Mines & Energy or visit the website  
[http://www.nt.gov.au/d/Minerals\\_Energy/](http://www.nt.gov.au/d/Minerals_Energy/)

For information on possible Petroleum Titles, contact Mines & Energy for further details.

**Custodian - NT Environment Protection Authority (+61 8 8924 4218)****Results of site contamination assessment**

(none found)

For further information contact Environment Protection Authority or visit the website  
<https://ntepa.nt.gov.au/waste-pollution/contaminated-land>

**Custodian - Heritage Branch (+61 8 8999 5039)**

**Heritage Listing:**  
(none found)

For further information on heritage places contact Heritage Branch or visit the website  
<https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

**Other Interests**

For Account balances, contact Department of Local Government and Housing



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## Appendix 12 Site Analysis Centre for Appropriate Technology

### Lot 9191 Alice Springs

#### Summary -

Located 10 minutes from the CBD of Alice Springs and 20 minutes from the Owen Springs Youth Detention Centre. The site was previously used by the Centre for Appropriate Technology as a training centre for youth in Central Australia. In 2014 CAT added a 12-bed student accommodation and communal centre to the site.

#### Tenure

The site is Freehold and has a planning approval for the training centre and hostel.

#### Infrastructure

**Power** – already connected

**Water** – already connected.

**Sewerage** – On-site effluent system in place.

**Communications** – both land line and mobile service available.

**Emergency access.**

Site is within the urban area of Alice Springs and fully accessible to all emergency services.

**Road Access** – sealed road in place.

**Fencing** – security fenced.

**Heritage** - Nil

**Existing accommodation/building** – Workshop. Building is fully coded.

#### **Wellbeing and Safety**

The building would be used as a day time facility presumably with an accredited operator. Additional arrangements could be made for access to the hostel

**Services and Opportunities** including development and harnessing of an appropriately skilled workforce

The building is a trade training centre

#### **Activities**

Day use training centre

#### **Family and Cultural Connections**

Because of the nature of the facility it is suggested that family and cultural issues would be addressed off site.

#### **Costs**

No discussions have been entered regarding the availability or access to the current facility.

#### **Timeframe / Process**

This would be direct negotiation with the Board of the Centre for Appropriate Technology by the agency.



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

**Record of Administrative Interests and Information**

The information contained in this record of Administrative Interests only relates to the below parcel reference.

**Parcel Reference:** Lot 09191 Town of Alice Springs plan(s) S2001/024

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

**Government Land Register**

(none found)

**Custodian - Registrar General (+61 8 8999 6252)**

**Current Title**

CUFT 795 833 (order 1)

**Tenure Type**

ESTATE IN FEE SIMPLE

**Tenure Status**

Current

**Area Under Title**

38 hectares 1700 square metres

**Owners**

Centre for Appropriate Technology Limited (ACN 080 271 156)  
PO Box 8044, Alice Springs NT 0871

**Easements**

Electricity supply Easement to Power and Water Corporation

**Scheme Name**

(none found)

**Scheme Body Corporate Name**

(none found)

**Reserved Name(s)**

(none found)

**Unit Entitlements**

(none found)

**Transfers**

03/04/2009 for \$,437,500

03/04/2009 for \$,125,000

**Tenure Comments**

(none found)

**Historic Titles**

CUFT 785 175 (order 1)

CUFT 735 065 (order 1)

CUFT 735 064 (order 1)

CUFT 685 227 (order 1)

Visit the website [http://www.nt.gov.au/justice/bdm/land\\_title\\_office/](http://www.nt.gov.au/justice/bdm/land_title_office/)

**Custodian - Surveyor General (+61 8 8995 5362)****Address**

90 HEATH RD, KILGARIFF

**Survey Plan**

S2001/024

**Survey Status**

Approved

**Parcel Status**

CURRENT

**Parcel Area**

38 hectares, 1700 square metres

**Map Reference**

Code 010 Scale 2500 Sheet 30.29

Code 010 Scale 2500 Sheet 29.29

Code 010 Scale 5000 Sheet 15.14

**Parent Parcels**

Lot 04572 Town of Alice Springs plan(s) S 73/063

**Parcel Comments**

(none found)

**Survey Comments**

SUBDIVISION OF LOT 4572

**Proposed Easements**

(none found)

**Municipality**

ALICE SPRINGS MUNICIPALITY

**Region**

ALICE SPRINGS

**Custodian - Valuer General (+61 8 8995 5375)****Owner's Last Known Address**

Centre for Appropriate Technology Ltd(acn 080271156), PO BOX 8044, ALICE SPRINGS NT 0871

**Parcels in Valuation**

Lot 09191 Town of Alice Springs

**Unimproved Capital Value**

\$1,625,000 on 01/07/2015

\$1,787,000 on 01/07/2012

\$1,650,000 on 01/07/2009

\$1,400,000 on 01/07/2006

\$1,145,000 on 01/07/2003

**Valuation Improvements**

(none found)

**Custodian - Property Purchasing (+61 8 8999 6631)**

**Acquisitions**

(none found)

**Custodian - Building Advisory Service (+61 8 8999 8965)**

**Building Control Areas**

BBASP001 - Building Control Area ALICE SPRINGS BUILDING AREA

**Building Permits**

**Application Number:** 5 of 6  
**Description:** Construction of a 12 Bed Student Accomodation & Communal Centre & Shade Structures  
**Number of Residential Units:** 12  
**Australian Bureau of Statistics Type:** Flats or units of one to two storeys  
**Building Class:** Boarding House  
Non-habitable building  
**Area:** 337 square metres  
**Certification:** Boarding House - Full Code - *issued on 27/01/2014*  
Non-habitable building - Full Code - *issued on 27/01/2014*

**Application Number:** 4 of 6  
**Description:** Relocation of 3 flagpoles and erection  
**Number of Residential Units:**  
**Australian Bureau of Statistics Type:** (none found)  
**Building Class:** Structure (Fence, Mast)  
**Area:** (none found)  
**Certification:** Structure (Fence, Mast) - Full Code - *issued on 18/09/2012*

**Application Number:** 2 of 6  
**Description:** Storage Shed with Verandah  
**Number of Residential Units:**  
**Australian Bureau of Statistics Type:** (none found)  
**Building Class:** Storage,warehouse,wholesale building  
**Area:** 120 square metres  
**Certification:** Storage,warehouse,wholesale building - Full Code - *issued on 13/07/2012*

**Application Number:** 1 of 6  
**Description:** Offices for educational establishment  
**Number of Residential Units:**  
**Australian Bureau of Statistics Type:** (none found)  
**Building Class:** Office  
**Area:** 409 square metres  
**Certification:** Office - Full Code - *issued on 21/02/2011*

Visit the website <http://www.nt.gov.au/building/>

**Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)**

**Planning Scheme Zone**

CP (Community Purpose)

**Interim Development Control Orders**

(none found)

## Planning Notes

(none found)

## Planning Applications

### File Number

PA2012/0876

### Type

Variation of Development Permit

### Date Received

01/02/2013

## Application Purpose

The majority of Lot 9191 is currently rangeland with nil farming activity. The site is also occupied by the Centre for Appropriate Technology's (CAT) Main office and conference room and shared with the Australian Government's Geosciences Division for their satellite arrays. A caretakers house is also located at the Heath Road Entrance and a small workshop located to the east of the Geoscience's facility. Native flora has been left as is since occupancy by CAT apart from periodic scarifying of boundaries to ensure that the property has compliant firebreaks. The purpose of this proposal is for CAT to develop an accommodation unit to support its training arm to teach lifeskills to Indigenous students in order that they have both the experience of and skillset to work in a communal living environment such as a mining camp. This enhances these students employment opportunities in the booming mining industry in central Australia, where currently Indigenous employment is minimal. The proposed development utilises factory built units which will be either pre-built and delivered on site, or flatpacked and erected on site. The development consists of: - 12 self-contained bedroom units including ensuite - each set of 6 bedroom units are configured around a covered courtyard providing ample communal space. - the bedroom units are connected to a communal dining/lounge/laundry complex configured similarly to the bedroom units - between the bedroom units and communal complex are landscaping, pathways and a protected fire pit - the complex is connected to standard water and electrical services with aerated septic system supplying greywater for irrigation - solar hot water is used for showers and kitchens etc - passive cooling techniques are used to ensure appropriate shading and supplemented by split system airconditioning - two bedroom units are disability compliant, as are all pathways and with a disability toilet in the communal area - a 6 space carpark is part of the proposal including one disabilities parking space. The features of this proposal are many fold and include the following: - The design of the lifeskills camp is such that it is consistent with low cost Indigenous housing options. - It is also consistent with what students could expect in a mining camp - The design reflects cultural preferences of multiple outdoor spaces - Within the constraints of the budget, waste water/rainwater will be used for landscaping purposes including passive water harvesting - The landscaping design reflects Homeland/outstation best practice, utilising trees and mounding to provide wind shelter, passive water collection, sustainable food supply practice and retain significant species on the site such as corkwoods and other species - The buildings have been sited to ensure that there is no disruption to protected plant species - The buildings, the landscaping, and products used on the site have been constructed in such a way to not only meet the requirements of training lifeskills for living in a communal environment but to demonstrate and be used as a teaching tool for sustainable best practice for establishing a homeland/outstation using appropriate and sustainable technology - The site has been selected so that it cannot be seen from either Heath Road or the South Stuart Highway - The site is outside of flood prone zones - The natural fall of the land will enhance passive water collection and thus more sustainable landscaping - From the social aspect - the development is a significant step towards providing Indigenous people with the skills to enable them to procure employment in mainstream

employment - The development is consistent with the use of zoned land for the purpose of a hostel as exemplified by Yarara College and Charles Darwin University who also have hostels on similarly zoned land. Please note that the communal kitchen is not a commercial kitchen as all meals are prepared.

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

08/02/2013

**Instrument Number**

DP12/0657A

**Instrument Issued**

Signed

**Instrument Status**

Completed

**File Number**

PA2012/0876

**Type**

Development

**Date Received**

01/11/2012

**Application Purpose**

Hostel for student accommodation (12 bedrooms and shared facilities in 3 single storey buildings) ancillary to existing Education Establishment

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

11/12/2012

**Instrument Number**

DP12/0657

**Instrument Issued**

Signed

**Instrument Status**

Current

**Custodian - Power and Water Corporation (1800 245 092)****Meters on Parcel**

Power Water - Electricity (none found)

Power Water - Water (none found)

For Account balances, contact the Power and Water Corporation.

**Custodian - Pool Fencing Unit (+61 8 8924 3641)****Swimming Pool/Spa Status**

(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

**Custodian - Mines and Energy (+61 8 8999 5322)**

For information on possible Exploration Licences, contact Mines & Energy or visit the website  
[http://www.nt.gov.au/d/Minerals\\_Energy/](http://www.nt.gov.au/d/Minerals_Energy/)

For information on possible Petroleum Titles, contact Mines & Energy for further details.

**Custodian - NT Environment Protection Authority (+61 8 8924 4218)**

**Results of site contamination assessment**

(none found)

For further information contact Environment Protection Authority or visit the website  
<https://ntepa.nt.gov.au/waste-pollution/contaminated-land>

**Custodian - Heritage Branch (+61 8 8999 5039)**

**Heritage Listing:**

(none found)

For further information on heritage places contact Heritage Branch or visit the website  
<https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

**Other Interests**

For Account balances, contact Alice Springs Town Council



## Attachment A Terms of Reference (Youth Justice Design Brief)

Purpose: to provide advice on suitable locations and infrastructure to deliver diversionary activities (residential and non-residential) for young people involved in the youth justice system in the Northern Territory.

A report providing a written assessment of sites and available infrastructure, as outlined below. The assessment should provide an analysis of at least six sites, including Mataranka, Gunn Point Prison Farm, Hamilton Downs and Juno Station along with alternative options, and assess their suitability to provide for:

- Client and broader community wellbeing and safety.
- Accommodation, meals and after hours supervision/support — either on or off-site;
- Access to a range of services and opportunities including on-site and externally delivered to provide:
- Intensive behaviour change programmes that address drivers of violence and antisocial and criminal behaviour
- Education, training and employment readiness;
- Cultural leadership and mentoring; Health services — including medical, mental health and social and emotional wellbeing; trauma-informed services and specific trauma therapies, and substance misuse/rehabilitation services; Security services, including support to ensure staff safety; and
- Broader diversionary activities including cultural activities and other wrap around services.
- Maintaining family and cultural connections (as appropriate).
- Development or harnessing of an appropriately skilled workforce.
- Development and implementation of quality standards for the provision of services.

The analysis will include an assessment of the condition of existing infrastructure, estimated costs to make fit for purpose, current leasing/ownership arrangements and estimated timeframes for sites to become operational.