Land owner/s authorisation to lodge a Planning Scheme Amendment under the Planning Act 1999

signatures from ALL landowners registered on the land title must be provided

The owners and/or persons duly authorised as signatory on behalf of the landowner**, hereby authorise:		
NAME OF CONSULTANT OR ACTING AGENT ON BEHALF OF LANDOWNER (please print)	*Brad Cunnington, Cunnington Rosse Town Planning and Consulting*	
Contact number:	Ph:	Mob: 0427 796 140
to lodge a Planning Scheme Amendment application under the *Planning Act 1999* over the property described as:		
LOT/ NT PORTION:	*Lot 7602*	
LOCATION/TOWN	*Town of Alice Springs*	
STREET ADDRESS:	*12 Gnoila Street, The Gap*	
PROPOSED DEVELOPMENT:	*Planning Scheme Amendment – Rezone from TC to CP*	

COMPANY NAME:	The Salvation Army Northern Territory Property Trust ABN 65 906 613 779	
Contact number:	Ph: 07 3733 1660	Mob:
Address:	95-99 Railway Road, Blackburn Victoria 3130	
DATE:		

The common seal of **The Salvation Army (Northern Territory) Property Trust ABN 65 906 613 779** was hereto affixed pursuant to a resolution of the Trustees in the presence of

Signature of Trustee

Winsome May Mason

Name of Trustee

Signature of Trustee

Stuart Norman McGregor Glover

Name of Trustee

Signature of Trustee

Winsome Joy Merrett

Name of Trustee

THE SALVATION ARMY (NORTHERN TERRITORY) PROPERTY TRUST
THE COMMON SEAL OF

03-07-2024

NORTHERN TERRITORY GOVERNMENT

CUNNINGTON ROSSE
Town Planning & Consulting

Planning Scheme Amendment

LOT 7602 TOWN OF ALICE SPRINGS (12 GNOILYA STREET, THE GAP)

July 2024

Contact

Name	Brad Cunnington
Position	Director
Email	brad@crtpc.com.au

Important Note

This report has been prepared for the sole purpose of making an application to amend the Northern Territory Planning Scheme and is strictly limited to the purpose, and facts and circumstances stated within. It is not to be utilized for any other purpose, use, matter or application.

While every effort has been made to ensure accuracy, Cunnington Rosse Town Planning and Consulting does not accept any responsibility in relation to any financial or business decisions made by parties other than those for whom the original report was prepared for and/or provided to.

If a party other than the Client uses or relies upon facts, circumstances and/or content of this Report without consent of Cunnington Rosse Town Planning and Consulting, Cunnington Rosse Town Planning and Consulting disclaims all risk and the other party assumes such risk and releases and indemnifies and agrees to keep indemnified Cunnington Rosse Town Planning and Consulting from any loss, damage, claim or liability arising directly or indirectly from the use of or reliance on this report.

Document Control

Author	Brad Cunnington
Version	1.0
Date	11 July

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1.0 Introduction

Cunnington Rosse Town Planning and Consulting have been engaged by the Salvation Army (NT) Property Trust to prepare, lodge and manage a submission to the Northern Territory Minister for Infrastructure, Planning and Logistics to amend the Northern Territory Planning Scheme. The amendment proposal comprises rezoning the subject land from TC (Tourist Commercial) to CP (Community Purpose).

This submission to amend the *Northern Territory Planning Scheme 2020* (the Scheme) is made pursuant to **Section 12A** of the *Northern Territory Planning Act 1999* (the Act). This report describes the nature of the subject land and locality and considers the relevant planning history, site constraints, proposed uses and development on site, as well as the relevant provisions of **Section 12A(2)** and **Section 13(1)** of the Act, providing justification for the proposed amendment in relation to Northern Territory strategic planning policy and direction.

This report (and application) is to be read in conjunction with the Building Services Condition Report in **Attachment A** and the title documents in **Attachment B.**

1.1 Background and Intended Development Outcomes

The Salvation Army has identified an opportunity to convert the existing residential / accommodation building to a residential care facility to provide short-term accommodation for persons that cannot live independently and required regular personal care. The Salvation Army is currently under contract to purchase the land from the existing owner, and intends to repurpose the existing building to facilitate the intended use for the purpose of a *residential care facility* in accordance with the definitions in **Schedule 2** of the Northern Territory Planning Scheme.

2.0 Site and Locality

The site is identified and described in **Table 1** and **Figure 1** below.

Parcels	Lot 07602 Town of Alice Springs
Title Reference and Land Tenure	CUFT 883 686 Estate in Fee Simple
Land Area	2,270m^2
Easements	Sewerage Easement to Power and Water Corporation
Zone	TC (Tourist Commercial)

Table 1: *Site Details*

The subject land comprises a 2,270m^2 site adjacent the western side of Gap Road, between Gnoilya and Kraegen Streets. The site is currently developed with two 2-storey accommodation buildings, with the premises operating as "Alice Rental Apartments." The buildings generally look out over Gap Road, with a 2-way driveway providing access from the Gap Road service road. The subject land is zoned TC (Tourist Commercial) per **Clause 4.13** of the Northern Territory Planning Scheme. A review of the site's planning approval history identifies an initial refusal for 'tourist flats' in 1982, with a subsequent approval (DV1303) for tourist flats in 1984.

Figures 1 and **2** demonstrate the zoning layout within the immediate locality. The surrounding locality includes a mix of residential, community purpose, commercial and tourism related land uses and development. To the west and north of the site land is predominantly residential at low to low-medium densities. Along Gap Road, particularly adjacent the south-eastern side of Gap Road, exists a range of community services and facilities, including community centres and supported accommodation, together with commercial facilities including a supermarket and service station, with tourist accommodation facilities further south.

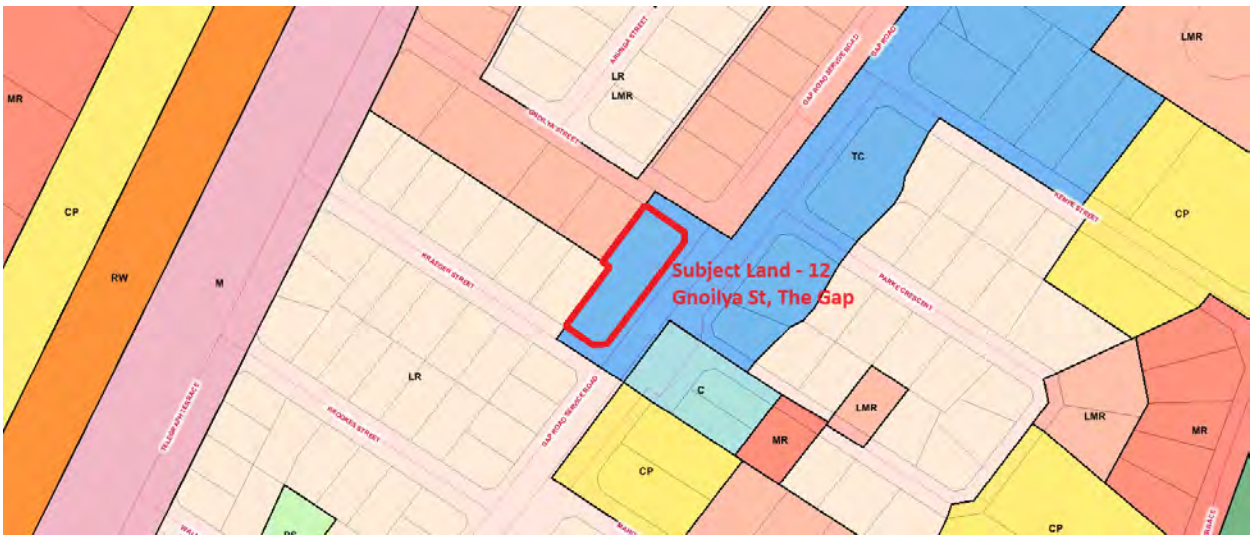

Figure 1: *Subject site - zoning (Source: NTILIS)*

Figure 2: *Subject site - aerial (Source: NR Maps)*

Image 1: *Subject site from Gap Road (Source: Google Maps)*

The site is constrained by a 3m wide sewage easement which cuts through the centre of the site (**Figure 3**).

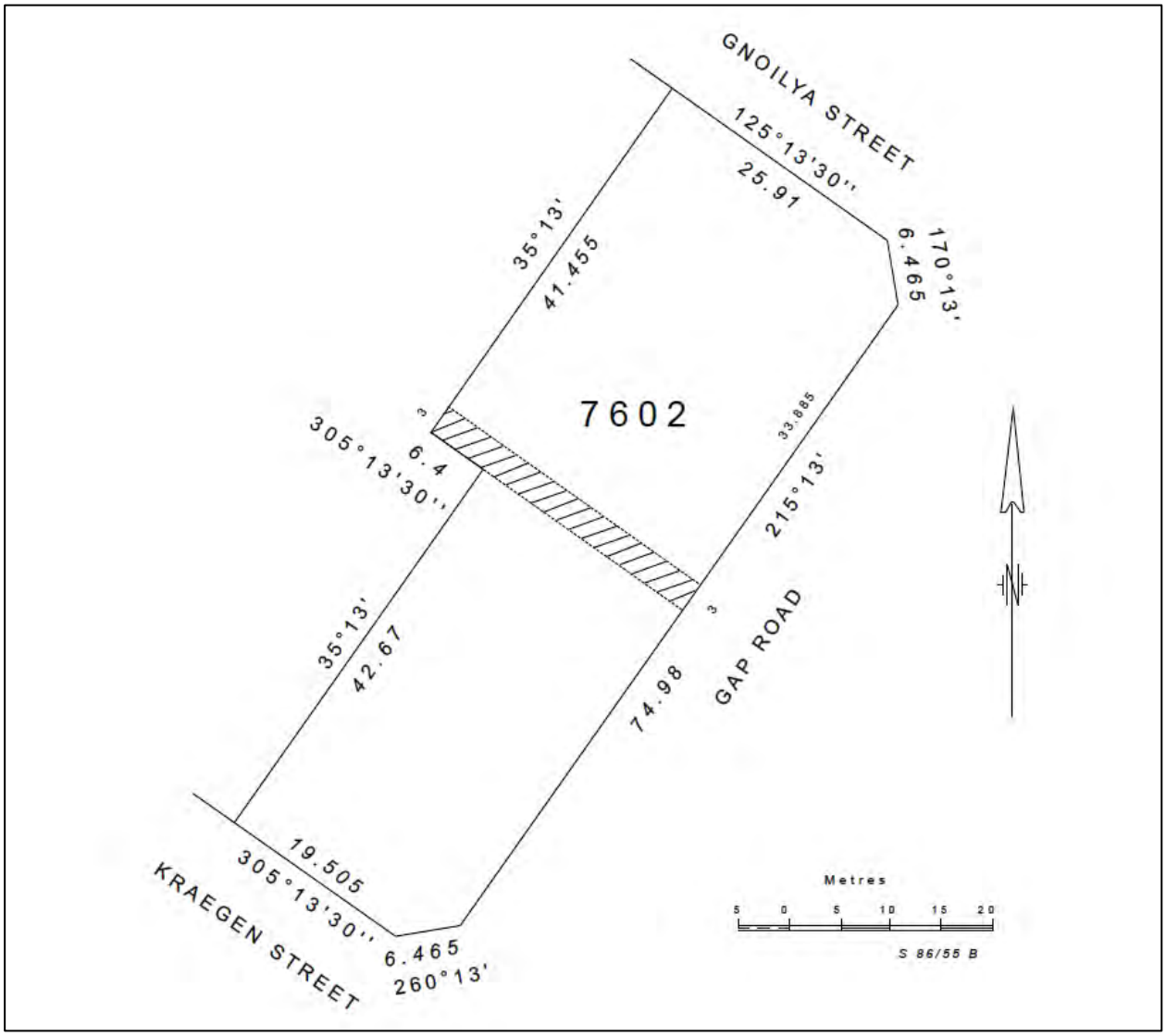

Figure 3: *Existing easement through lot 7602*

3.0 Section 12A(2) of the Act

Section **12A(2)** of the Act requires that a request to amend the Scheme be in writing and include:

a) an explanation of the proposed amendment;

b) a statement of the purpose of the proposed amendment and its desired effect;

c) *an assessment of the proposed amendment with respect to the matters to be considered by the Minister under section 13(1);*

d) *the details of any community consultation conducted, or to be conducted, in addition to the consultation required under this Act.*

These matters are considered herein.

3.1 Section 12(A)(2)(a) – Explanation of the Proposed Amendment

This submission proposes an amendment to the Northern Territory Planning Scheme to rezone the subject land from TC to CP to enable the adaptation of the existing building for the purpose of a *residential care facility* in accordance with **Clause 4.22** of the Planning Scheme. The existing TC zoning and the identification of the subject land for *Tourist* land uses and development in the Alice Springs Regional Land Use Plan are largely a virtue of the pre-existing land use and development on site. The subject land as a TC site is somewhat of an outlier, in that it is the southern-most TC site along Gap Road before a large break to the consolidated TC Zoning over the Gap View Hotel / Airport Apartments adjacent South Terrace. The site is also the only TC Zoned site adjacent the north-western side of Gap Road for approximately 530 metres, with the majority (if not the entirety depending on the extent of the locality) of TC land in the locality to the south-east of Gap Road (refer **Figure 4**).

Figure 4: *Subject land (circled red) in relation to TC areas to the north and south, with majority of TC land in immediately locality evident to the south-eastern side of Gap Road*

3.2 Section 12A(2)(b) – Purpose and Effect of Amendment

The proposed Planning Scheme Amendment will facilitate a development application under **Part 5** of the Planning Act for a change of use of the existing building (to be refurbished) to *residential care facility* in accordance with the definition in **Schedule 2** of the Scheme:

> ***residential care facility*** *means the use of premises for supervised accommodation where the use integrates:*
>
> *a) rehabilitation; and/or*
>
> *b) medical; and/or*
>
> *c) other support;*
>
> *facilities for residents who cannot live independently and/or require regular nursing or personal care, and may include where* ***ancillary*** *an* ***office****;*

Notwithstanding the current intent, the rezoning would facilitate a range of community purpose development outcomes, including *community centre, childcare centre* or *education establishment.* The comparable outcomes of the proposed amendment from TC to CP are as follows:

- **Permitted / Consent Uses becoming Prohibited –** A number of land uses / developments that can occur under the existing TC Zone either without requiring a development permit (*Permitted)* or can be developed subject to a development permit (*merit* or *impact assessable*) will become *Prohibited* (i.e. cannot be issued a development permit) under Zone CP. Such uses comprise:
    - Bar-Public and Bar-Small;
    - Hotel / Motel, Rooming Accommodation and Caravan Park;
    - Service Station, Vehicle Sales and Hire, Car Park and Car Wash;
    - Dwelling-independent, Dwelling-group, Dwelling-multiple, Dwelling-single and Home-Based Business;
    - Food Premises – Café/takeaway, Food Premises – Fast food outlet and Food Premises – Restaurant;
    - Office and Shop; and
    - Nightclub Entertainment Venue;

- **Prohibited Uses becoming Permitted / Consent –** A number of land uses / developments that are currently *Prohibited* under the existing TC Zone will become either *permitted, merit* or *impact assessable* under Zone CP. Such uses comprise:
    - Animal Boarding and Veterinary Clinic;
    - Emergency Services Facility;
    - Market
    - Hospital;
    - Recycling Depot; and
    - Residential Care Facility;
- **Land Uses Changing Assessment Categories –** The proposed amendment will result in a number of land uses (excluding the aforementioned land uses) being subject to different assessment categories (currently either *permitted, merit* or *impact assessable* becoming either *permitted, merit* or *impact assessable*). Community, health, education and social land uses will transition to a lower-level assessment criteria or become *permitted* (childcare centre, community centre, education establishment, exhibition centre, medical clinic and place of worship). Commercial or potentially commercial land uses will transition to a higher level assessment (club and leisure and recreation)

A number of land uses retain the same assessment designation across the two zones.

Aside from the differing development specific land use provisions that will apply (or won't apply in the case of land uses that can no longer be approved), the primary built form development implication that will occur as a result of the proposed rezoning is the variation to general height control under **Clause 5.2.1.** The maximum height of all buildings in Zone TC in Alice Springs is 3 storeys to a maximum of 14 metres. Generally, all buildings in Zone CP are subject to a maximum height of 2 storeys up to 8.5 metres, a reduction of 1 storey / 5.5 metres as a result of the proposed rezoning.

The building height limits in Zone CP do not, however, apply to the development of an *education establishment* or *hospital.* Whilst this exemption theoretically enables the development of higher *education establishment* or *hospital* buildings within the subject land, the potential for such future development to exceed 2 storeys is extremely low. The limited (2,270m^2) site area, the relatively long and narrow shape of the site (with long-side extending adjacent residential zones LR and LMR) and the need for any future non-residential development to provide a minimum 5 metre setback to boundaries adjacent residential zones (i.e. the long-side boundary to the north-west) under **Clause 5.2.7** means that higher buildings are unlikely to be feasible.

3.3 Section 12A(2)(c) – Relevant Matters under Section 13(1)

Section 13(1) of the Act requires the Minister to consider the following when considering a request to amend the Planning Scheme.

3.3.1 Section 13(1)(a) - whether the proposed amendment promotes the purpose and objectives of this Act

Section 2A provides the purpose and objectives of the Act. The proposal is consistent with the purpose and objectives of the Act. The proposed amendment ensures an orderly progression of zoning and subsequently development in a manner that aligns appropriate urban development zones and provides a suitable transition from residential to non-residential zones. The proposed zoning will result in the adaptive reuse of the existing zoning, and will limit the potential impact of non-residential development on adjacent and nearby residential areas by providing a net reduction in the range of land uses that can occur. The intended CP Zoning respects existing dwelling-single and dwelling-multiple development in the immediate locality, and is compatible with the range of residential and non-residential development to the south-east of Gap Road.

A separate statutory process (compliance check or development application) and the corresponding reliance on the relevant design and land use provisions of the Planning Scheme in the consideration of any future development will ensure the good design of buildings and other works in a manner that respects the amenity of the locality. The amendment will enable the use and development of the land in a manner which is sustainable and will not impact on natural environment or ecological processes.

As it directly relates to the objects in **Section 2A,** the proposal:

- Is an appropriate transition of zoning under the Alice Springs Regional Land Use Plan, noting the identification of the subject land for *Tourist* land uses is a reflection of the pre-existing development;
- Will facilitate the development of assisted short-term accommodation to support the needs of the community;
- Will ensure future land use and development is reliant on the relevant design and land use provisions of the Scheme to ensure the good design of buildings and suitable land use controls to ensure the amenity of the locality is respected;
- Promotes the sustainable development of land in an urban, walkable locality proximate to public transport; and
- Will facilitate a building envelope consistent with development in the immediate locality with a height limitation generally consistent with the adjoining residential zones.

3.3.2 Section 13(1)(b) - whether the proposed amendment, other than a proposed amendment to a strategic framework, is contrary to any strategic framework in the planning scheme

Part 2 of the Planning Scheme contains the Strategic Framework which consists of strategic planning policies, land use plans and Area Plans. The Strategic Framework directly applicable to the subject land is limited to the Alice Springs Regional Land Use Plan.

Figure 5: *Subject land (circled red) per the Alice Springs Regional Land Use Plan*

The ASRLUP is a framework to manage growth and guide the interpretation of the NT Planning Scheme and its application in land use planning in Alice Springs. The plan provides a vision, goals and intended outcomes for development of the Alice Springs Region, identifies regional opportunities and the intention for development into the medium and long term.

The Land Use Structure on Page 31 of the Plan identifies the subject land for Tourist use and development, reflecting the existing TC Zoning of the site. Commentary within the Plan provides a useful insight into objectives for future development, particularly those relevant to the provision of community services and facilities:

> *Alice Springs provides facilities and services to the wider region, particularly in the health sector, and has an important role in supporting remote communities. Future population growth will ultimately require the upgrade of a range of facilities, or the provision of new facilities including health services, child care centres, educational establishments and sport and recreation facilities.*

Consistent with the *Key Community Facilities Objectives,* the proposal will enable the better realisation of:

- Appropriate levels of community services and facilities;
- Alice Springs role as a regional centre to support remote communities with adequate provisions of services and facilities;
- A high-quality standard of community service provision through; and
- Enable appropriate integration with existing community purpose, commercial and residential land uses and zoning in the immediate locality.

Conversely, commentary in the Plan around tourism-related land uses largely speaks to the coordination of tourism and other uses within activity centres, as well as the opportunity for tourism-related development in conservation areas. This emphasis, together with the distance between the site and the identified activity centres, ensures the removal of the existing TC zoning on the site is unlikely to undermine the tourism-related objectives in the Plan, and conversely will further the achievement of those relating to community services and facilities.

3.3.3 Section 13(1)(c) - whether the proposed amendment is within a declared class of amendments that do not require exhibition

The proposed amendment is not within a declared class of amendments that do not require exhibition.

3.3.4 Section 13(1)d) - whether the proposed amendment is not significant enough to require exhibition

It is likely that the proposed amendment will require exhibition.

3.3.5 Section 13(1)(e) - the merits of the proposed amendment and whether the amendment is in the public interest

The proposed amendment will facilitate the redevelopment and reuse of the existing building for the purpose of a *residential car facility* to provide short-term accommodation for persons requiring support. The rezoning will enable an increased provision of community services and facilities, consistent with the objectives in the Regional Land Use Plan, and in a form appropriate given the nature of the land and locality. Services to the site are capable of supporting resultant development with standard connection works, and the subject land is located close to existing community purpose and commercial land, with direct access to existing public transport services.

An increase in community services and facilities is considered to be in the public interest.

3.3.6 Section 13(1)(f) - any report from the Planning Commission under section 12B(3)

Any report from the Planning Commission will be provided at the Ministers request (made under **Section 12B(1)**) and will (if requested) provide the Commission's views on the strategic planning implications of the proposed amendment.

3.3.7 Section 13(1)(g) any other matters the Minister considers appropriate

The proponent does not submit any other matters for consideration by the Minister.

3.4 Section 12A(2)(d) – Community Consultation

The proponent is reliant on public exhibition, submissions and hearings as part of the Planning Scheme Amendment decision making process, pursuant to **Section 18** of the Planning Act. No additional consultation is proposed.

4.0 Development Impacts and Servicing

A building services condition assessment was undertaken by BCA Engineers. The assessment considered the intended adaptive reuse and refurbishment, with the findings outlined in the Condition Assessment Report in **Attachment A.** The report concludes:

- The existing main switchboard and its consumer mains do not comply with Power and Water Corporation requirements and are unable to support refurbishment, and will likely be replaced in the existing location. Estimated maximum demand is 460A including 20% spare capacity and 10% contingency, and it is anticipated that 500kVA package substation will be required for future refurbishment;.

- The site appears to be serviced by 2 existing sewer connections. Investigations also confirm the presence of a 150mm PWC sewer main crossing the site (aligning with easement shown in **Figure 3**). No modification to the existing sewer connections are anticipated to support the proposed refurbishment; and

- The site appears to be currently serviced by 2 water connections. No modification to the existing water connections are anticipated to support the proposed refurbishment. The existing water meters will need to be located and fitted with a medium hazard backflow prevention device (testable double check valve) per PWC requirements.

The size, location and nature of existing services indicate no major impediments to development in accordance with Zone CP, and required upgrades (such as a new or upgraded electrical substation) are likely to be consistent with those reasonably anticipated for such a development. In order to provide further detailed advice on servicing requirements, the Power and Water Corporation will formally review, consider and respond to the Planning Scheme Amendment and subsequent building designs when available. It is noted that the development potential and servicing requirements for potential development outcomes in the existing TC Zone are likely to be greater than possible development outcomes under Zone CP.

5.0 Conclusion

This report accompanies a submission to the Minister for Lands, Planning and the Environment to amendment the Northern Territory Planning Scheme to rezone the subject land from TC to CP. The rezoning will facilitate a change of use from residential / tourist accommodation to residential care facility for the purpose of providing short-term accommodations for persons requiring care. The proposed zoning further the objectives in the strategic framework relating to community services and infrastructure, and is compatible with existing and reasonably anticipated land uses and development in the surrounding locality.

Brad Cunnington
Cunnington Rosse Town Planning and Consulting

12 March 2024

Condition Assessment Report

Project: Salvation Army Gnoilay Street

Issue: Preliminary

Revision: 1

Reference: 10009.231103.G.1

Dated: November 2023

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Report Register

The following report register documents the development and issue of this report as undertaken by BCA Engineers (BCAE) in accordance with our Quality Assurance policy.

Revision	Issue Date	Revision Description	By
1	10/11/2023	Preliminary for Client Review	WS, KL, JL, GLC

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1.0 Introduction

BCA Engineers have been engaged by The Salvation Army to assess the existing building services, and to provide condition assessment and recommendations of the existing building services upgrade to cater for the proposed refurbishment of 12 Gnoilya Street accommodation units, The Gap, Alice Springs NT.

Basis of report

The information presented within this report is fundamentally based upon:

- BCA Engineers (non-invasive) inspection of the existing building, undertaken on the 1 November 2023;
- Existing site plans;
- Correspondence and discussions with relevant authorities
- No existing building services drawings were received

2.0 General

Description of refurbishment

Proposed refurbishment consists of:

- 4 off 1 bed room unit
- 5 off 2 bedroom which each combined from two existing single bedroom
- 1 off 2 bedroom (accessible) which each combined from one existing single bedroom with one existing studio apartments.
- Meeting / counselling rooms
- Laundry
- Administration building

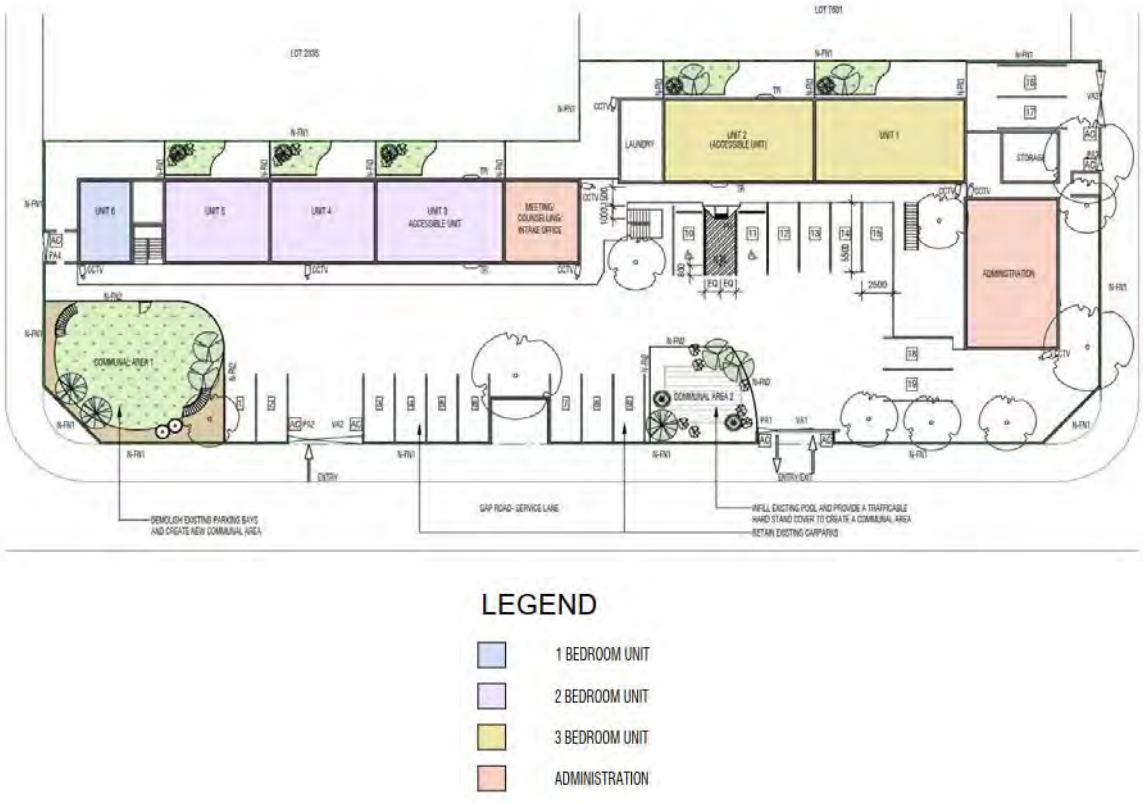


Figure 1 - Proposed Site Plan Ground Level

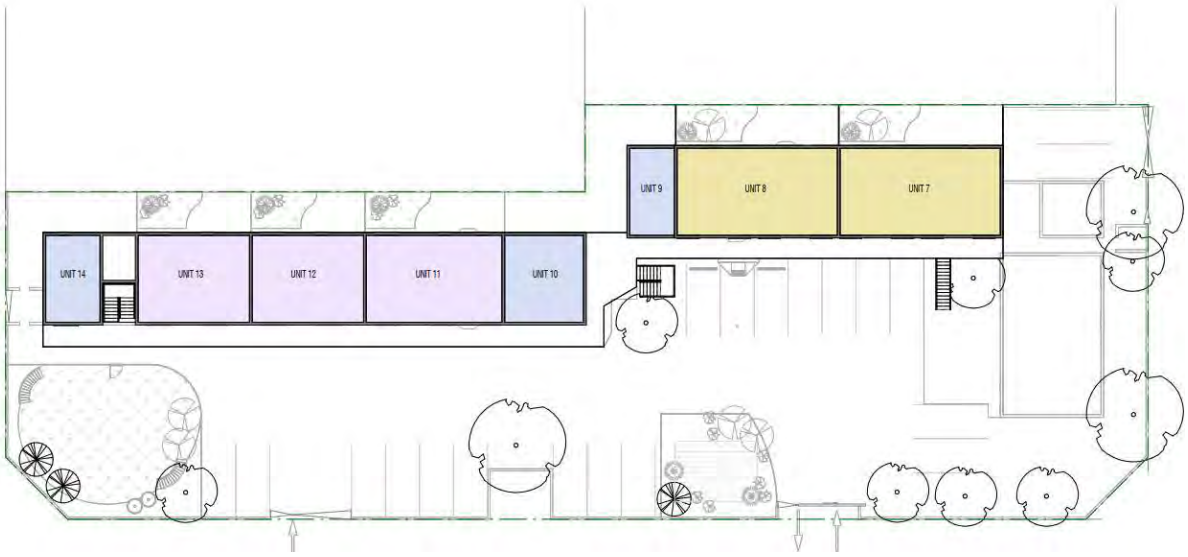


Figure 2 - Proposed Site Plan Level 1

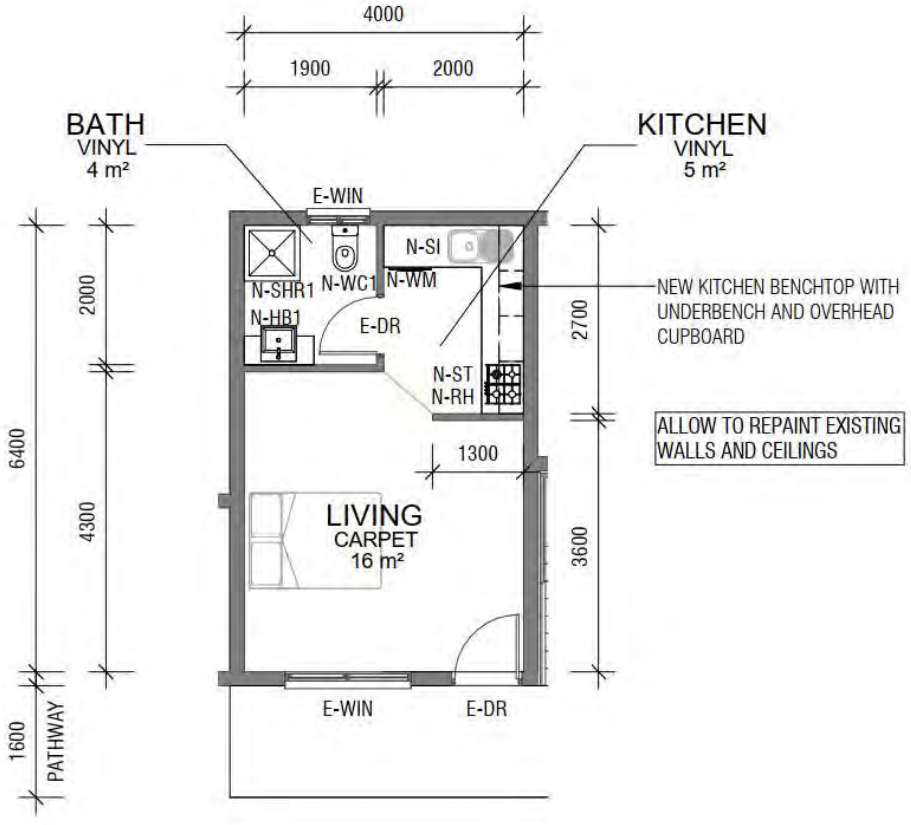


Figure 3 Proposed 1 Bedroom

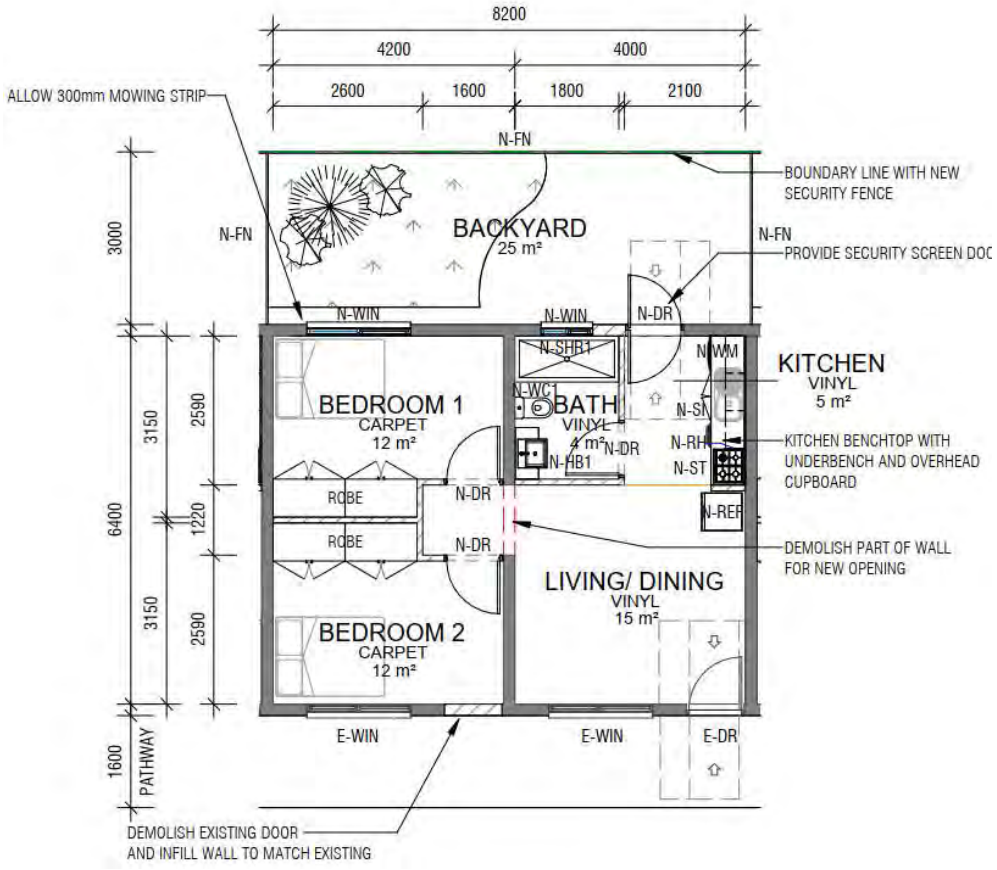


Figure 4 - Proposed 2 Bedroom

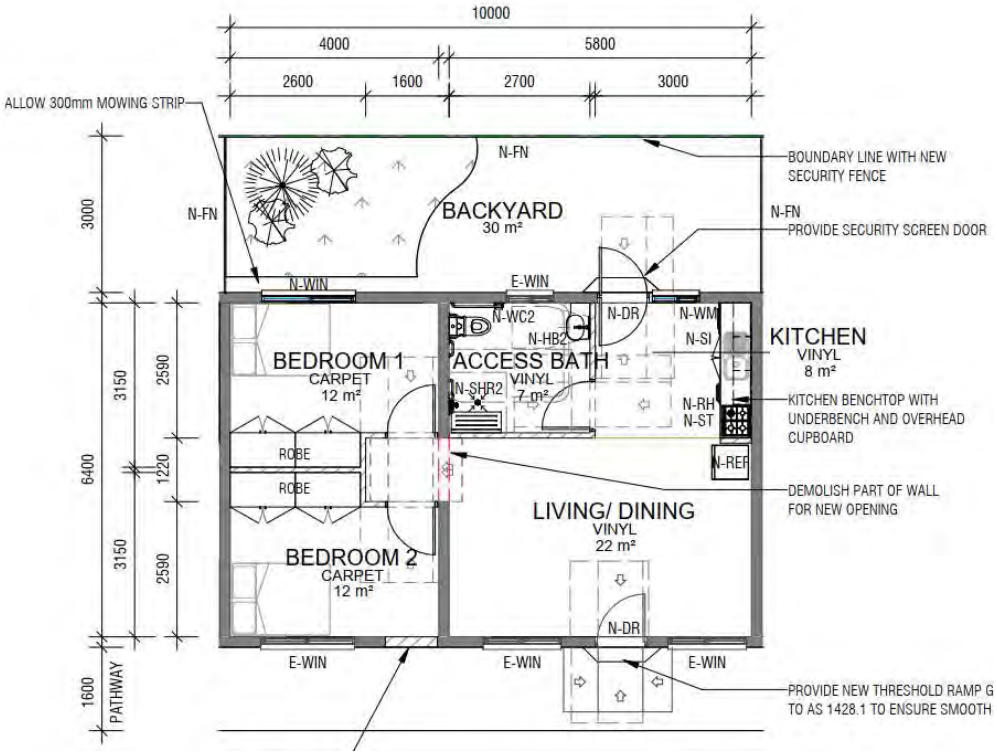


Figure 5 - 2 Proposed Bedroom Accessible

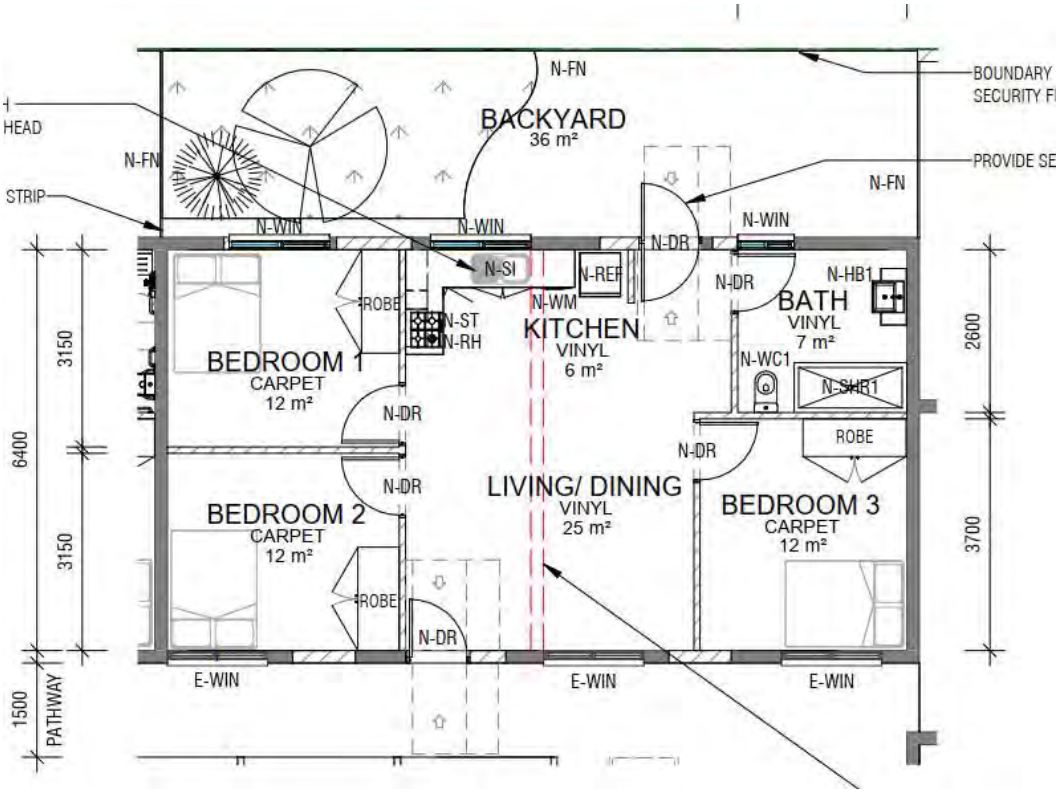


Figure 6 - Proposed 3 Bedroom

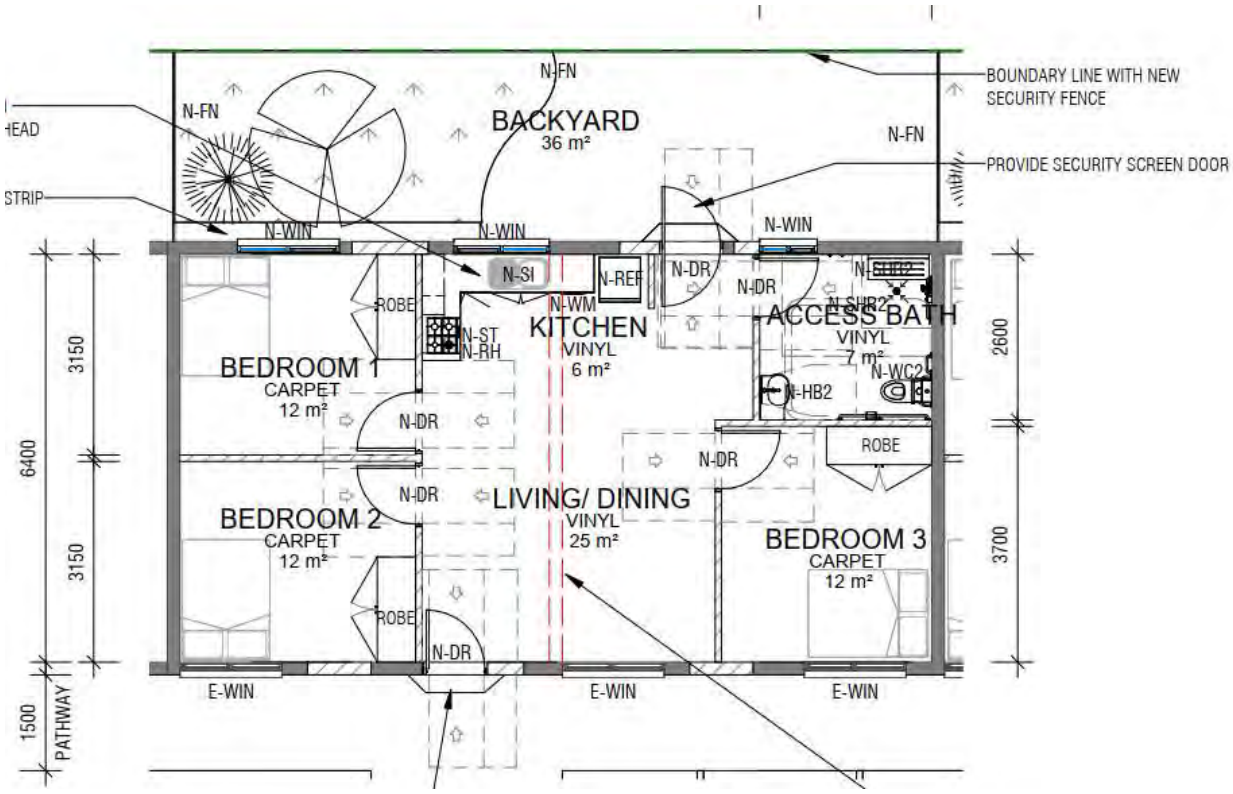


Figure 7 - Proposed 3 Bedroom Accessible

The building services works included in this document are summarised as follows:

Mechanical Services

- Air-cooled reverse-cycle air conditioning systems
- Exhaust Ventilation systems
- Control systems

Electrical Services

- Low Voltage reticulation, metering and distribution
- Circuitry, outlets, terminations and accessories
- Interior lighting systems
- Exit and emergency lighting systems
- Information technology and telecommunications incorporating structured cabling solutions
- Electronic security and access control systems
- CCTV system
- Television distribution systems
- Carpark lighting system

Fire Protection Services

- Fire hydrant protection
- Smoke alarm systems
- Fire Hose reel systems
- Portable fire extinguishers and fire blankets

Hydraulic Services

- Sewer infrastructure
- Domestic water infrastructure
- Sanitary Plumbing and Drainage
- Domestic Cold, Hot and Warm Water Reticulation
- Hot water plant
- Temperature control to hot water outlets

3.0 Mechanical Services

3.1 Existing Mechanical Building Services

3.1.1 Air Conditioning systems

The air conditioning currently serving the hotel units consists of a combination of wall-mounted splits and box type equipment. These units are outdated and in disrepair. Additionally, the managers' accommodation is being served by an evaporative cooling unit. The condition of the evaporative unit is unclear as it was not operational at time of inspection. It is assumed that the reception is also being served by an evaporative cooling unit.

Figure 8 - Incorrect and non-compliant wiring to wall-mount unit

Figure 9 - Outdated and redundant Box type unit

Figure 10 - Managers Accommodation Evaporative Unit

3.1.2 Toilet Exhaust systems

The toilet exhaust systems were not operational during the time of inspection and could not be tested.

3.2 Proposed Mechanical Building services

The following air-conditioning systems shall be used on this project:

1. Each accommodation unit will be equipped with direct expansion (DX) one-to-one wall-mount type air conditioning units. One in the living/tv room and one per bedroom.
2. The reception and joining office will each be provided with direct expansion (DX) one-to-one wall-mount type air conditioning units.
3. The managers' accommodation will be equipped with direct expansion (DX) one-to-one wall-mount type air conditioning units.
4. Air Cooled Condensing Units are to be located within dedicated areas outside the building.
5. Outside air will be supplied to each of the conditioned spaces via natural ventilation in accordance with AS 1668.4-2012.
6. Each bathroom will be fitted with a dedicated toilet exhaust system linked to the light switch complete with run-on timer.
7. The Laundry will be fitted with a dedicated general exhaust system.

3.3 Air-conditioning design criteria

Internal Design Conditions

The air conditioning and ventilation systems shall be designed and selected to provide conditions detailed below under **Internal Design Criteria**, whilst:

1. Simultaneously meeting internal loads detailed below under **Internal Load Allowances** and,
2. Operating under external conditions as detailed below under **External Design Conditions**

Internal Load Allowances

Building Internal Design Criteria

Area Served	Internal Design Conditions			Normal Operating Hours (nominal)	Design Maximum Sound Pressure Level from Mechanical Services (dB(A))
	Summer °C DB	Winter °C DB	% RH		
Reception	24 ± 2	22 ± 2	(A)	24/7	45
Managers Accommodation	24 ± 2	22 ± 2	(A)	24/7	45
Accommodation units	24 ± 2	22 ± 2	(A)	24/7	45
General Toilet	(B)	(B)	(B)	N/A	50

Key

(A) Denotes no direct humidity control will be provided however inherent psychrometric characteristics will generally limit relative humidity to below 65% under most operating conditions.
(B) Denotes no air conditioning will be provided.

Building Internal Load Allowance

Area Served	Design Equipment Load W/m²	Design Lighting Load W/m²	Design Occupancy (likely to be sustained over 30 minutes or more)	Minimum Outdoor Air l/s Per Person
Reception	15	12	(1)	N/A
Managers Accommodation	15	12	(1)	N/A
Accommodation units	15	12	(1)	N/A

Key

(1) Denotes occupancy as per NCC

Outdoor Design Conditions Schedule

The air conditioning systems will be selected to satisfy the following criteria under the most adverse combination of external solar loading and the following conditions:

External ambient conditions for selection of air conditioning plant cooling/heating capacities, to achieve "Internal Design Conditions" above

Summer: 41.8°C DB, 24.2°C WB (together with most adverse combination of external solar loading)

Winter: 1°C DB

The above criteria is based on AIRAH comfort (non-critical) design conditions for Alice Springs

Extreme ambient conditions under which all plant shall remain operational:

Summer: 45.0°C DB, 25.0°C WB

Winter: 0°C DB

3.4 Exhaust system selection criteria

All Toilets areas shall be provided with mechanical exhaust ventilation systems in accordance with AS 1668.2 minimum requirements.

The following table summarises the General Exhaust systems that shall be provided for the proposed building:

Area Served	Function	System Arrangement
Ablutions	Toilet Exhaust	Ducted with atmospheric discharge to AS 1668.2. Make-up air from adjacent air conditioned spaces
Laundry	General Exhaust	Wall fan with atmospheric discharge to AS 1668.2. Make-up air from atmosphere

3.5 Automated control systems

1. Proprietary stand-alone electrical control systems serving both air conditioning and ventilation systems
2. Timeclock programs
3. Lighting interlocked toilet exhaust systems

4.0 Electrical Services

4.1 Description and Condition of Existing Services

4.1.1 Main Switchboard

Existing Main switchboard (MSB) is supplied from power pole 8092 which has shared 500kVA transformer via underground consumer mains. Existing consumer mains cable size and supply rating is unknown.

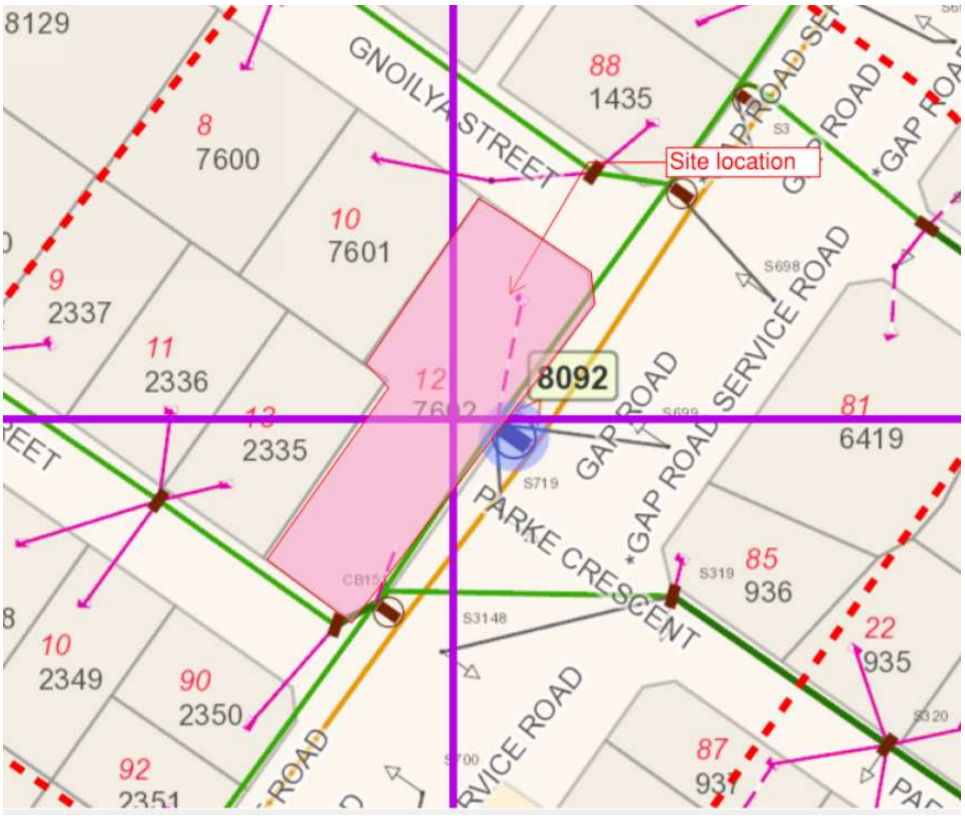


Figure 11 PWC incoming power supply

Existing MSB is floor-mounted externally located behind reception. The existing MSB is rated for 250A, 400V, 50Hz, Form 1, IP 55 and 22kA for 1 second. The PWC kWh meters are embedded into this MSB. It has 30 poles (4 poles spare capacity).

This MSB consists of an 250A incoming circuit breaker, 24 nos of Quicklag 50A single phase outgoing miniature circuit breaker (MCB) to supply 11 nos. of single bedroom and 13 units of studio apartment each, 1no of Clipsal 100A single phase outgoing MCB for manager residence, 1 no. of 80A Quicklag single phase outgoing MCB for reception/staff/laundry area and 1 no of Eaton Elq 20A single phase outgoing MCB for BBQ/pool area.

The MSB condition is average due to its age and it is likely to be around 30-35 years old.

Figure 12 - Main Switchboard

4.1.2 Switchboard

Location	Condition	Description
All Single Room (*except for no.4) / Studio Apartment	Poor	Single phase Clipsal consumer switchboards plastics enclosures with 9 poles (2 poles spare capacity) with 80A MCB serving as incoming switch, Clipsal MCB and Hager Residual Current Device. The switchboard is fed from MSB.
Single Room No.4	Poor	Single phase Clipsal consumer switchboards plastics enclosures with 9 poles (no pole spare capacity) with 80A MCB serving as incoming switch, Clipsal MCB, Hager Residual Current Device and Hager RCBO. The switchboard is fed from MSB.
Manager Residence	Average	Single phase Clipsal consumer switchboards plastics enclosures with 17 poles (5 poles spare capacity) with 80A MCB serving as incoming switch, Clipsal MCB, Lanson RCBO and emergency lighting test kit . The switchboard is fed from MSB.
Reception	Poor	Single phase Clipsal consumer switchboards plastics enclosures with 15 poles (1 poles spare capacity) with 80A MCB serving as incoming switch, Clipsal MCB, Lanson RCBO, Hager RCBO and emergency lighting test kit . The switchboard is fed from MSB.

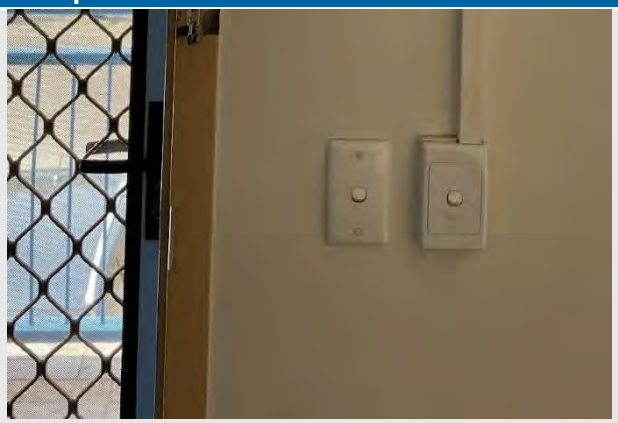
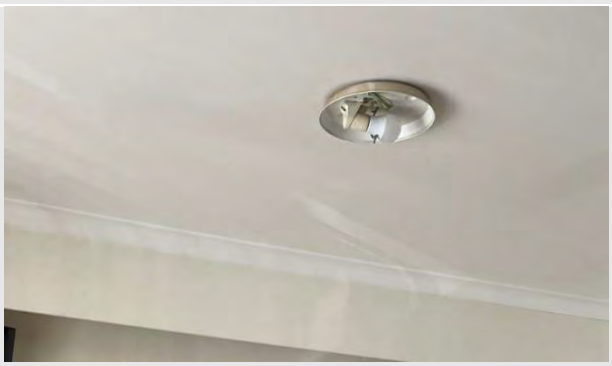
Figure 13 - Switchboard in Single Room / Studio Apartment

Figure 14 - Switchboard in Single Room No. 4

Figure 15 - Switchboard in Manager Residence

Figure 16 - Switchboard in Reception

4.1.3 Condition of Electrical Services

Item	Condition	Description
Lighting Switch	Average	 **Figure 17 - Typical Lighting Switch** Generally, light switches are in average condition.
General lighting	Poor	 **Figure 18 - Typical General Lighting** Generally, lighting fixtures are in average to poor condition with exception of Manager residence lighting fixtures appears to be in good condition

Socket Outlet	Average	 **Figure 19 - Typical Switch Socket Outlet** Generally, socket outlets are in average condition
Communications system	Poor	 **Figure 20 - IDF**

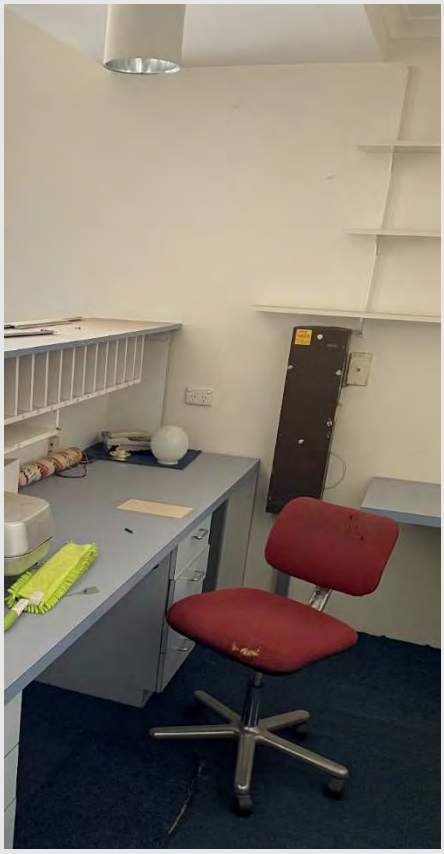


Figure 21 - MDF

Existing communications system consist of Main distribution frame located in reception and intermediate distribution frame located in room next to manager residence. Both distribution frames are in poor condition. The comms outlets are RJ12 socket outlets.

4.1.4 Emergency Lighting System

The existing emergency lighting system consists of four nos. of Thomas & Betts Stanilite single point type maintained self-contained emergency exit sign along the corridor at first floor. No spit fire emergency lighting system exist. The emergency lighting test facility installed on the switchboards of manager residence and reception.

Location	Condition	Description
Corridor	Poor	 **Figure 22 - Exit Light 1** The cover of exit light is missing.  **Figure 23 - Exit Light 2** The exit light does not light up.

4.2 Proposed Scope of Works

4.2.1 Switchboard

Existing MSB and its consumer mains does not comply with PWC requirement and also are not able to support new refurbishment. Therefore, it is recommended to be replaced in new location. Estimated max. demand is 460A including 20% spare capacity and 10% contingency. PWC has been consulted for the proposed changes and awaiting for response. It is anticipated that 500kVA package substation will be required for this development.

Furthermore, all switchboards are in average or poor condition, mixtures of different brand circuit breakers and lack of RCD therefore it is recommended that all switchboards to be replaced to suit proposed refurbishment.

4.2.2 Emergency Lighting System

Emergency lighting system is in poor condition does not comply NCC 2019 E4.2(c) therefore recommend to replace all exit lighting and adding more emergency lighting/exit signs in common areas, walkway, staircase, laundry, offices and reception area.

4.2.3 General Lighting

All general lighting are in poor condition and recommended to be replaced with new LED lighting to suit proposed refurbishment.

LED Carpark lighting is proposed and to be designed to meet AS 1158.3.1 PC1 category suitable for high risk of crime. Obtrusive lighting calculation to AS 4282 shall be performed during design to minimise impact to resident.

4.2.4 Socket outlets and light switches

Socket outlets and switches are proposed to be replaced to keep consistency with the proposed refurbishment.

4.2.5 Communication system and security system

Communications system is outdated and proposed to be replaced with NBN incoming and structured copper CAT6A U/FTP cabling system.

Free to air master television system is proposed for the site with TV provided in each unit living room.

Intruder alarm system and CCTV system is also proposed for the site. CCTV shall be provided in common areas, walkway, laundry, and reception with 30 days continuous recording capacity.

5.0 Fire Protection Services

5.1 Building Code of Australia (BCA) Review

A Building Code of Australia review has been undertaken for the requirements of NCC 2022 *Section E – Services and Equipment* and is summarised as follows:

BCA Clause	Description	Requirement/Comment
E1D2	Fire Hydrants	Required To be provided to a building more than 500 m^2 and where fire brigade can attend.
E1D2 – AS2419.1-2021	Fire Water Supply	Fire hydrant system requirement is 10L/s @ 200kPa for Class 2 or 3 buildings under 1000 m^2.
E1D3	Fire hose reels	Not required for a Class 2 or 3 building or related parts.
E1D4	Sprinklers	Not required
E1D14	Portable Fire Extinguishers	Required In accordance with BCA E1.6, Table E1.6. Be selected, located, and installed under AS 2444.
E2D8	Smoke detection and alarm system	Required – smoke alarm or smoke detection system.
E4D2	Emergency lighting requirements	Refer electrical services

5.2 Site Infrastructure

There is no dedicated fire water connection or fire water infrastructure to the site.

5.3 Fire hydrant systems

Fire hydrant coverage must be relied upon from existing street hydrants located near the property.

An existing street hydrant is situated toward the southern end of Lot 7062 on the corner of Kraegen Street and the service road along Gap Road. An additional street hydrant is located on the opposite side of Gap Road from the main entry/exit gate.

Compliant fire hydrant coverage to Building A appears to be achieved from a pumping appliance located on Kraegen Street. However, based on desktop review, the location of the street hydrant may be within 10 m required separation distance from the building. This needs to be verified on-site by taking a direct line measurement between the street hydrant and the building.

Fire hydrant coverage to Building B appears achievable from the street hydrant on the opposite side of Gap Road. Whilst no specific non-compliance is triggered using this street hydrant, the local fire authority may take issue with the hydrant coverage being taken across a major road.

Figure 24 Existing Fire Hydrant Locations

An additional in ground street may be required where NTFRS take issue with Building B's hydrant coverage. (subject also to approval by Power and Water). The installation cost will be charged to the Building Owner.

The location of proposed street hydrant will need to be such that the pumping appliance is within 10 m of the main gate. Refer Figures below.

Based on DBYD information installing a street hydrant to the 250-AC main running along the front portion of the property will not be approved by Power and Water Corporation. Approval for the installation of a street hydrant installed along the Gnoilya Street town main will be the best option to seek.

Figure 25 - Indicative Location of New Street Hydrant (Gnoilya Street main). Subject to PWC.

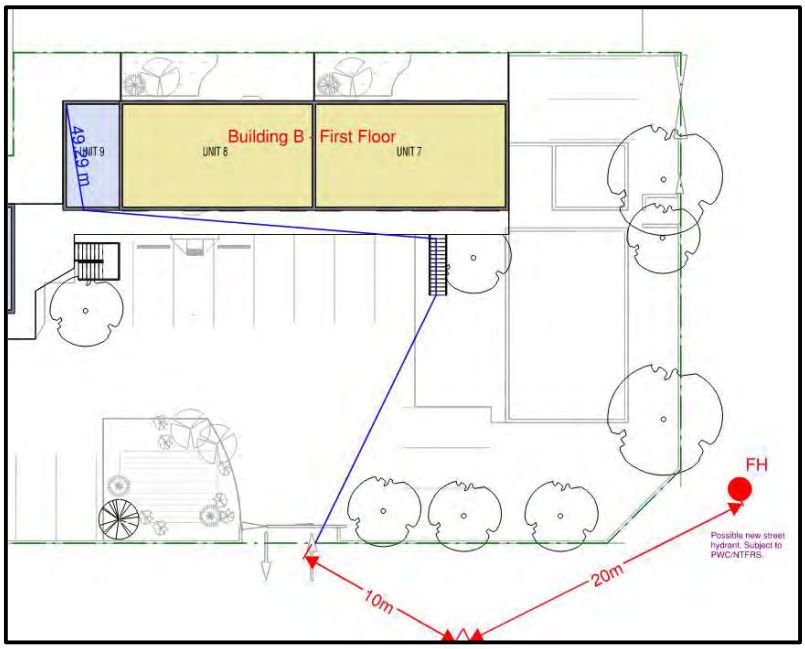


Figure 26 Building B - Indicative Hydrant Coverage from Proposed New FH. Subject to PWC.

At this point in time BCA Engineers have not approached Power and Water regarding the proposed installation of a new street hydrant and we cannot guarantee approval will be given. Where Power and Water deny a request for a new street hydrant installation, this would likely trigger requirement for on-site fire hydrants at significant cost to the Building Owner.

5.4 Fire hose reel systems

Fire hose reels are provided to the building which were required by previous versions of the Building Code.

Removal of the fire hose reels is permitted and recommended noting the existing arrangement does not comply with current requirements of the Building Code.

5.5 Portable fire extinguishers and fire blankets

Portable extinguishers are required on site to serve the buildings. The requirements for extinguishers to the buildings are as follows:

- Fire extinguishers shall be installed in accordance with AS 2441-2444.
- 2.5 kg Type ABE Dry Chemical Powder extinguishers with associated signage shall be installed not more than 10 m from the doorway providing access to every Class 2 or 3 SOU.
- 4.5 kg Type ABE Dry Chemical Powder extinguishers with associated signage shall be installed to serve Class 4 and Class 5 buildings parts, no part of the floor area shall be more than 15 m from an extinguisher.
- All extinguishers shall be maintained in accordance with AS 1851.
- Fire blankets are recommended for areas where cooking facilities are provided.

Maintenance Requirements

- Any portable fire extinguisher or blanket must be maintained to AS 1851. Gold maintenance tags must be provided to each individual equipment and tagged 6 monthly as per the required maintenance schedule outlined by AS 1851. BCA Engineers have not verified the maintenance of the equipment.

5.6 Smoke detection and alarm systems

Smoke alarms are provided to the existing buildings to meet smoke hazard management requirements.

Smoke alarms installed to a building must be hardwired and alarms must comply with AS 3786.

Where are multiple alarms installed in a single Class 2 or Class 3 sole-occupancy unit they must be interlinked.

Figure 27 Wall Mounted Smoke Alarm

The smoke alarm appears to be battery powered only.

Figure 28 Ceiling Mounted Smoke Alarm

Unknown if mains powered or interlinked with wall mounted

Based on BCA Engineers site investigations, we conclude the following:

- At least some of the smoke alarms **do not** appear to be mains powered and appear to be battery powered only. This is based on the lack of conduit observed
- Smoke alarms installed are of varying age, type and condition. Based on the age of majority of the smoke alarm we recommend that the opportunity be taken to replace devices as part of the refurbishment
- At least some of the smoke alarms installed likely **do not** comply with current AS 3786 requirements per NCC 2022
- We have not verified if smoke alarms are interlinked within each sole-occupancy unit
- Some smoke alarms are installed to the SOU wall. This is acceptable assuming the alarm and sensing element are located between 300 mm and 500 mm below the ceiling. BCA Engineers have checked installations but believe the existing locations compliantly located
- Some smoke alarms are installed too close to ceiling fans

BCA Engineers recommend the following works:

- Replace all smoke alarms with main powered, AS 3786, photo-optical smoke alarm.
  We recommend each bedroom be provided with a smoke alarm in addition to the minimum provisions of the Building Code.
- Smoke alarms to be installed to the SOU ceiling or on the wall adjacent the SOU entry/exit door between 300 mm and 500 mm below the ceiling. Smoke alarms must be installed away from ceiling fans.
- Where more than 1 smoke alarm is installed in a sole occupancy room, devices must be interlinked either wired or wirelessly.
- Requirements for parts of the building that are not Class 2 or Class 3 are subject to further review. We assume smoke alarms will be omitted or provided as standalone in those parts; and connection to a building wide Occupant Warning System is not required.
- Smoke alarms shall be installed to dedicated circuit or share a general lighting circuit. Refer to the Electrical Services part.

BCA Engineers are not aware of any Client minimum design requirements for installation of an AS 1670.1 based fire detection system to the buildings and assume minimum compliance with the Building Code of Australia is acceptable.

Maintenance Requirements:

- Under NT Fire and Emergency Regulations all smoke alarms must be tested and maintained to ensure all devices are in good working condition.
- It is the responsibility of the PCBU to ensure devices are tested and maintained on a regular basis.
- While no definitive maintenance regime is specified in Northern Territory for maintenance of smoke alarms, it is generally best practice to test devices every 6 months.
- The PCBU should consult with their fire or electrical services maintenance contractor to confirm whether devices are being maintained accordingly.

  A maintenance logbook is recommended to be kept of the smoke alarms as proof of evidence in event of NTFRS inspection of the buildings.

5.7 Emergency Planning For Certain Buildings

It is a requirement under NT Fire and Emergency Regulations for the PCBU to ensure all persons who work in the building are provided training relating to the protection of persons in the building from fire and fire related emergencies. A training register is required to kept as evidence and provided on request to the NTFRS for review.

Further the PCBU is required to ensure they comply with the requirement of AS 3745 (planning for emergency in facilities) as stipulated by the Fire and Emergency Regulations.

These requirements are outside BCA Engineers consultancy. It is recommended the PCBU engage the services of a AS 3745 specialist consultants if they do not have in-house experience of emergency plannings for their facilities.

6.0 Hydraulic Services

6.1 Existing Hydraulic Building Services

6.1.1 Site infrastructure

Sewer:

From the (Dial Before You Dig) DBYD the site appeared to be currently serviced by 2 sewer connections. The DBYD is also indicating that a 150mm PWC sewer main is crossing the site. Tittle to confirm if there is an easement on the site. Refer below:

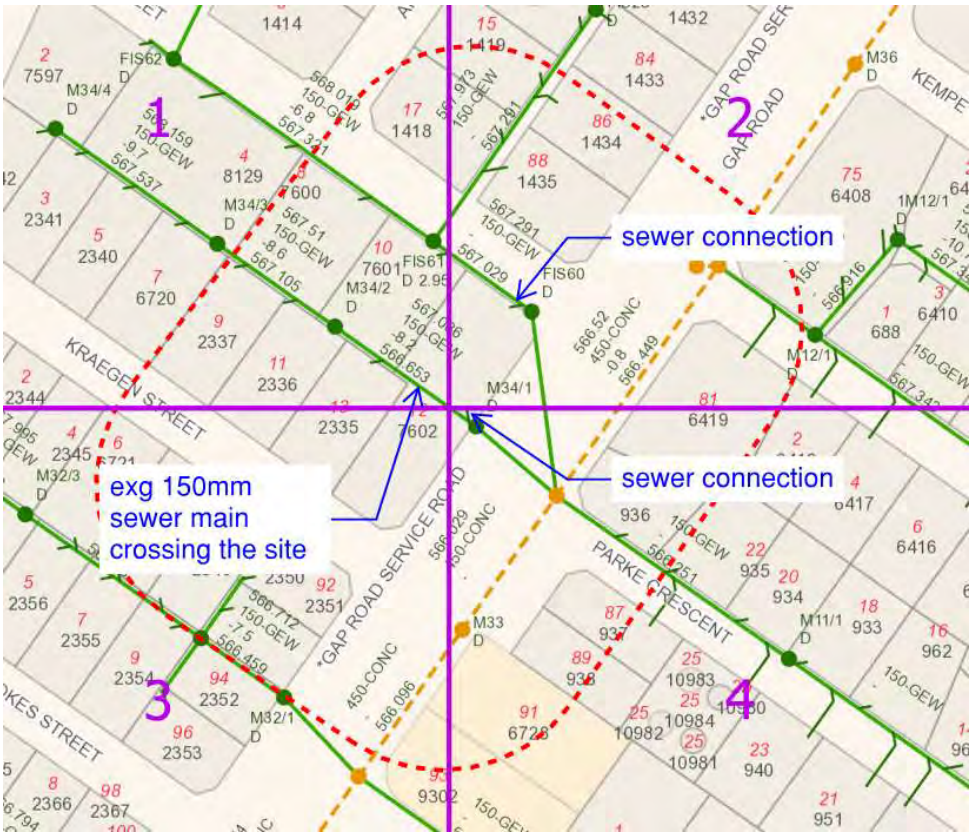


Figure 29 - PWC Sewer Information

Water:

From the DBYD the site appears to be currently serviced by 2 water connections. Based on the PWC DBYD the water connections are as per the below:

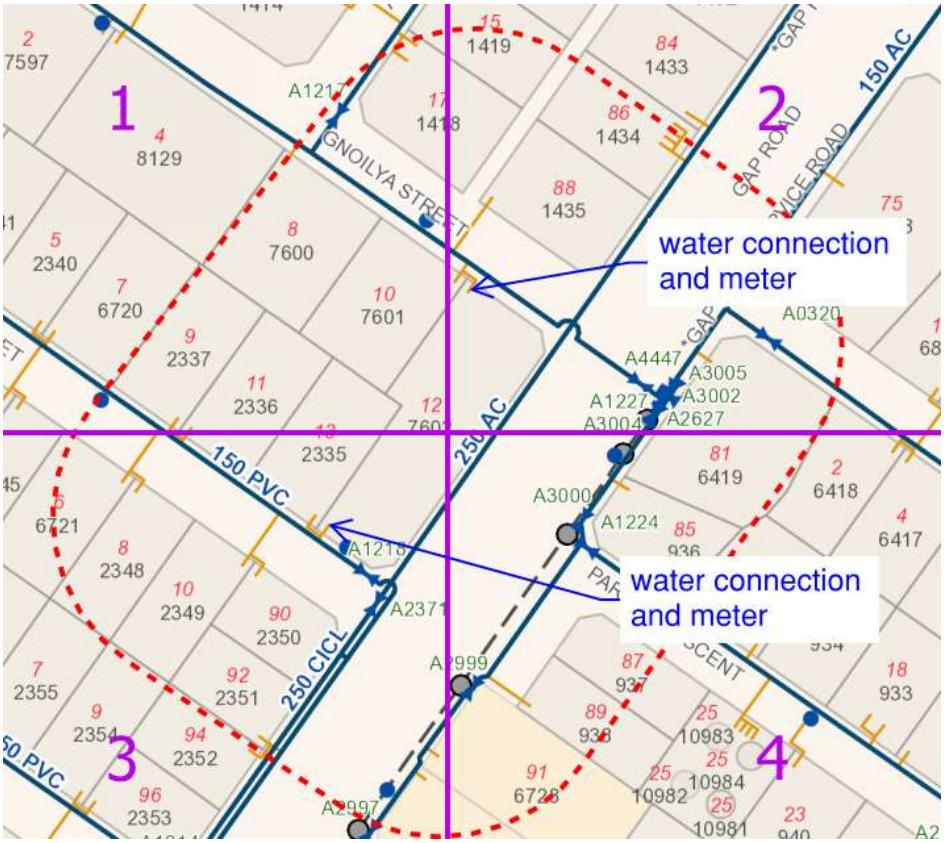


Figure 30 - PWC Water Information

The water meters were not found at the time of the site visit. They could be under grass or other stored items in site corners.

Gas:

From the DBYD it appears that the site is not currently serviced by natural gas connection. Refer below:

Figure 31 - Site Incoming Gas Information

However, a gas meter is present on site and no LPG bottles were noticed.

Refer below of the gas meter photo:

Figure 32 - Gas Meter

The natural gas is reticulated as high pressure (pressure unknown) throughout the site as multiple gas regulators are present on site prior a connection to a fixture. APA has been contacted to confirm the existing connection and to provide the supplied gas pressure. Refer below as an example of regulator in the site.

Figure 33 - Gas Regulator

6.1.2 Building: Sanitary plumbing and drainage

From information received, the building located on Gnoilya Rd (building B) was built in 1968. The building on Kraegen St (building A) was built in 1986. The in-ground sewer pipe is likely to be uPVC material. The non-invasive site inspection cannot confirm the existing in-ground pipe condition but if required a CCTV inspection could be undertaken to confirm its condition. No sewer design is available for the original building. the building built in 1986 appears to be connected to the existing 150mm sewer crossing the site. Refer below:

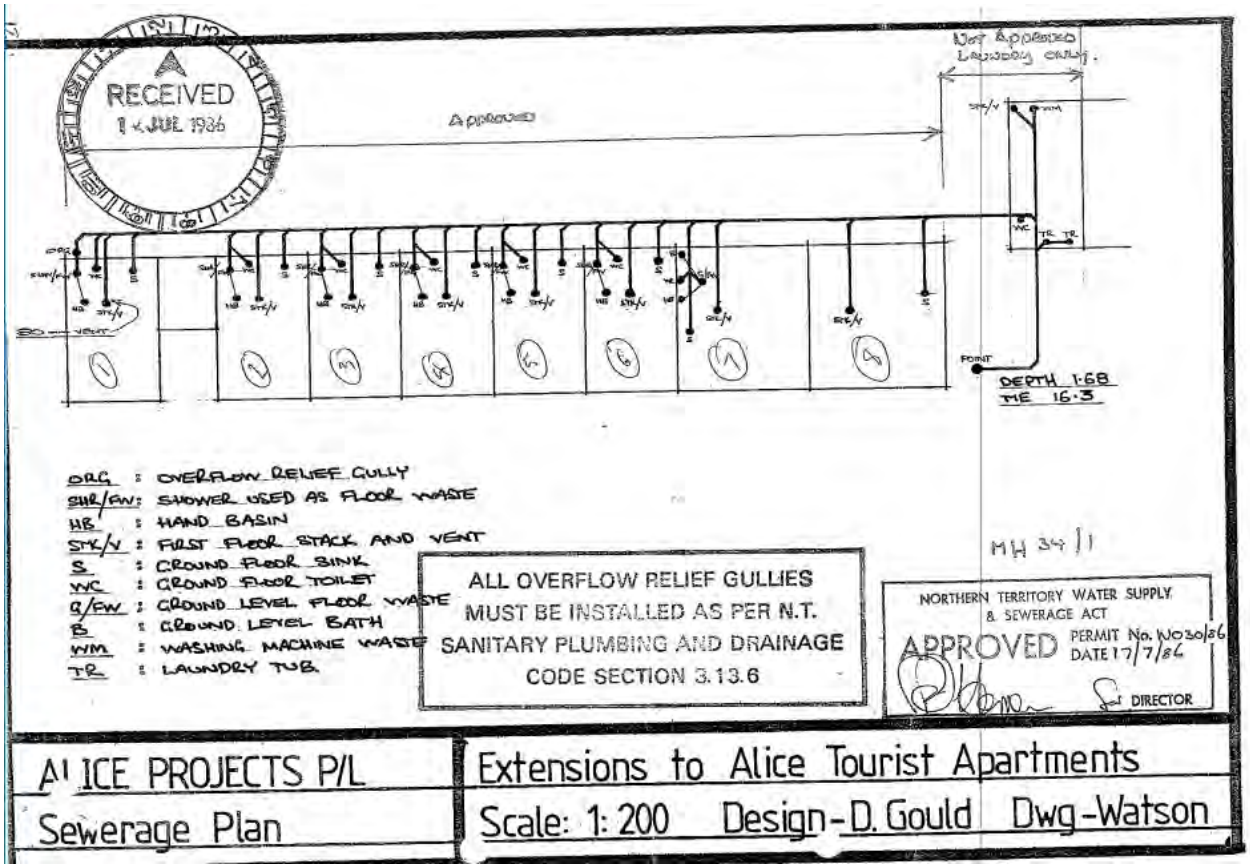


Figure 34 - Site Sewer Reticulation

The ground floor amenities are provided with an inspection opening located externally of the building which will allow maintenance as required.

All other visible drainage pipes identified in the building appears in a goog general condition.

6.1.3 Building: Trade waste

No existing trade waste is servicing the buildings.

6.1.4 Building: Domestic cold water

Based on non-invasive site inspection, it appears that the water main servicing each building is in located inground at the back of the building prior branching off to each room. Multiple 15mm branches with an isolation valve each were noticed on the ground floor. It is assumed that each branch is currently supplying cold water to the ground floor rooms. The cold-water supply to the upper room was not noticed. Further investigation would be required to confirm.

Figure 35 - Back of Building A

6.1.5 Building: Domestic hot water

Each building is currently serviced with 2 x 265L gas fired hot water storage units. The manufactured date varies between is 2009 and 2012. The anticipated shelf live for an external gas hot water unit is approximately 15years. It will be proposed to replace all hot water units (4).

Figure 36 - Existing Hot Water Unit

The hot water is distributed to the building via a flow/return pipe arrangement which are not insulated. The circulation pumps are currently not operational. The hot water is therefore distributed to each room on very long dead legs. This is not compliant. It will be proposed to replace all hot water pipes and existing circulating pumps.

6.1.6 Building: Sanitary fixtures and tap-ware

The existing sanitary fixtures and tap-ware of the visited rooms (4 & 14) and the manager's residence are aged but are generally appears to be in good condition. No comments can be provided on the remaining rooms as they were not inspected.

6.1.7 Building: Gas

Gas pipes are currently reticulating at various location around the existing building. no identification tags have been added to any of the pipes.

The gas is reticulated at high pressure. Multiple regulators located prior connection to a fixture have been identified on site. Some regulators including its vent were located within a room which is a non-compliant in installation. As per client requirement, all existing gas cook top will be made redundant and replaced by electrical cooktop.

All redundant gas pipes and associated regulators will be made redundant and removed off site.

6.2 Proposed Hydraulic Building Services

6.2.1 Site infrastructure

Sewer:

No modification to the existing sewer connections is anticipated.

Water:

No modification to the existing water connection is anticipated. The existing water meters will need to be located and fitted with a medium hazard backflow prevention device (testable double check valve) as per PWC requirements.

Gas:

It will be proposed to make the existing gas connection redundant.

6.2.2 Building: Sanitary plumbing and drainage

The ground sanitary system will need to be modified to suit the new rooms layout. The existing slab will need to be saw cut to allow for the new drainage design.

Sanitary drainage and plumbing pipework shall be DWV Grade UPVC in material for the sanitary plumbing, UPVC fittings shall be solvent cement. All pipework shall be hydrostatically tested prior to concealment.

The building is to be safeguarded from sewer flooding in the event of a surge via an overflow relief gully. Additional site investigation is required to confirm that each building is currently services with an ORG. To be provided otherwise.

All new and existing sewer inspection Opening (IO) located at the back of building A & B will be raised to new ground level with new covers and/or modified as required to suit the external area.

Drainage connections shall be provided to all sanitary fixtures and floor wastes, drainage provisions shall be provided for plant rooms, mechanical and hydraulic equipment, and mechanical / fire tundish requirements.

6.2.3 Building: Trade waste

No trade waste is anticipated.

6.2.4 Building: Domestic cold water

It will be proposed to re-use the existing cold-water supply located at the back of building A and B to service the new rooms layout. Isolation points shall be provided to facilitate staged shut down of the reticulation system, by means of a single main isolation valve external to the building in a in-ground valve box. A similar approach should be followed for water isolation for the level 1 rooms.

Above ground pipework will be either copper material or Rehau PEX material with compression fittings only. Below ground pipework will be MDPE 'blueline'.

6.2.5 Building: Domestic hot water

The domestic hot water supply shall be generated via a new main hot water service located at the back of the building in a similar location than the existing hot water units. The mains pressure service will be equipped with a hot water circulator pump to facilitate a hot water flow & return system. A flow & return system is the most cost-effective option for the required use. The new water flow & return pipe system will be insulated and will reticulate external of the building to services the ground floor and level 1.

The proposed hot water plant could either be solar pre-heat / electrical boosted or new main storage electrical storage only. The structural engineer will need to confirm the roof suitability for possible solar collector.

Building A and B will each be services with a new hot water plant sized to suit the development. To be finalised during design phase.

All hot water to ablution fixtures shall be provided with scald protection. Any hot water supply to ablution fixtures shall be tempered via a thermostatic mixing valve, delivering a maximum hot water temperature not exceeding 45 degrees Celsius. Location of the TMV to be in an accessible location for maintenance purpose. To be progressed during design phase.

Above ground pipework will be either copper material or Rehau PEX material with compression fittings only. All internally & externally located hot water pipework shall be insulated closed cell nitrile foam insulation, with a minimum insulation R value to suit climate zone as required by AS3500.

6.2.6 Building: Sanitary fixtures and tap-ware

New sanitary fixtures & tapware shall be specified for the project fulfilling the following criteria:

- Sanitary fixtures shall be commercial grade, generally white ceramic.
- Tapware shall be commercial grade, generally chrome plated brass.
- All tapware and fixture selections for Access areas shall be compliant to AS1428.

6.2.7 Building: Gas

No gas

6.3 Design criteria

Design criteria associated with the installation are listed below.

Item	Design Criteria
Sanitary Plumbing and Drainage	AS/NZS 3500.2
Sanitary Plumbing and Drainage	SA Water Amendments and Regulations
Trade Waste	SA Water Amendments and Regulations
Domestic Cold Water Reticulation	AS/NZS 3500.1
Pipe Sizing (Water)	The Institute of Plumbing Australia 'Selection and Sizing of Copper Tubes for Water Piping Systems' Parameters: • Velocity: Approximately 1.8 metres per second above ground • Velocity: Approximately 1.8 metres per second below ground • Velocity: Approximately 1.2 metres per second hot water circulating loop
Water Pressure	Parameters: • Maximum Pressure 500 kPa • Minimum Flow Pressure at most disadvantaged fixture: 150 kPa.
Water Isolation Points	Parameters: • Main building isolation (external isolation valve) • Group fixture isolation (in-ceiling isolation valves) • Localised fixture isolation (mini cistern cocks)
Backflow Prevention	AS/NZS 3500.1
Hot Water Temperatures	Parameters: • Maximum delivery temperature to Ablution Fixtures: 45°C (via thermostatic mixing valves) • Minimum delivery temperature to Food Preparation Area: 60-65° C. • Minimum hot water storage temperature: 60°C
Hot Water Pipe Insulation	To AS/NZS 3500.4 • External: Minimum R Value 0.6 • Internal: Minimum R Value 0.3
Pipework Testing	Parameters: • Drainage: Hydrostatic Water Test • Reticulation: Hydrostatic Water Test at 1500 kPa.
Water Efficiency (WELS Rating)	As per Salvation Army design guidelines or to meet high efficiency rating (5 stars min)

7.0 Cost estimate

Item No.	Description	Cost (Ex GST)	Scope
Mechanical Services			
M1	Demolition		Excluded
M2	New installation	$140,000	37 x One-one split systems 13 x Toilet exhaust systems 1 x General exhaust system
	Mechanical Services Total	**$140,000**	
Electrical Services			
E1	Power reticulation	$580,000	500kVA substation 450A MSB 350A MDB, 120A MDB 16x DB
E2	Emergency lighting system	$10,000	
E3	Communications system replacement and MATV system	$50,000	
E4	Intruder Alarm system	$10,000	
E5	CCTV system	$38,000	
E6	Carpark lighting system	$57,000	
E5	Socket outlets, luminaires and light switches to be included by QS based on m2 rates		
	Electrical Services Total	**$ 745,000**	
Fire Protection Services			
F1	Infrastructure	$ 20,000	Street hydrant installation if required
F2	Building Services	$ 12,500	Smoke alarms and extinguishers
F3	Fire Hose Reels decommissioning	$ 500	Demolition works
	Fire Protection Services Total	$ 33,000	Include new Street Hydrant works – if required.
Hydraulic Services			
H1	Demolition		Excluded
H2	Infrastructure	$ 7,000	
H3	New installations	$ 460,000	11 standard showers, basins and toilets and associated tapware 2 accessible showers, basins and toilets and associated tapware 13 Kitchen s/s sinks and associated tapware

Item No.	Description	Cost (Ex GST)	Scope
			Provision of the sanitary plumbing and drainage system to all fixtures and fittings Provision of venting system Domestic hot, warm and cold-water reticulation. Provision of point of use isolation valves at fixtures in the form of chrome plated mini cistern cocks. Cost Included in the fixture item 2 new commercial solar pre-heat / electrical boost hot water units (one per building) Hot water flow and return system c/w circulation pump Slab saw cutting / coring to suit the new drainage system 13 TMV in wall mounted s/s box
	Hydraulic Services Total	**$ 467,000**	

Excluded Works

- Demolition works
- Builders work to enable installation of building services
- New authorities work such as sewer and water connection and PWC HV system modification/ upgrade
- Diversion / alteration of existing site Authority Sewer infrastructure / easement.
- Irrigation systems, pipework, outlets, solenoid valves and controls modules.
- Gutters & Downpipes
- Storm water drainage, civil works and landscape works
- Natural gas system and reticulation
- Out of hours and weekend works
- Trade waste
- Crane hiring for solar collectors installation
- General electrical services for the refurbishment is not included and to be provided by QS based on m2 rates

BASIS OF ESTIMATE

- Architectural drawings provided by Hodgkison
- Cost estimates are preliminary only
- Cost estimate is strictly nett and excludes GST, design/ construction contingencies, allowances for escalation, staging penalties, builder's associated works and attendance and contractor margin
- November 2023 rates and market conditions for Alice Springs. QS to adjust construction cost for escalation
- Fees for Professional Services are excluded from this estimate

Date Registered: 28/06/2024 **Volume** 883 **Folio** 686

Duplicate Certificate as to Title issued? No

SEARCH CERTIFICATE

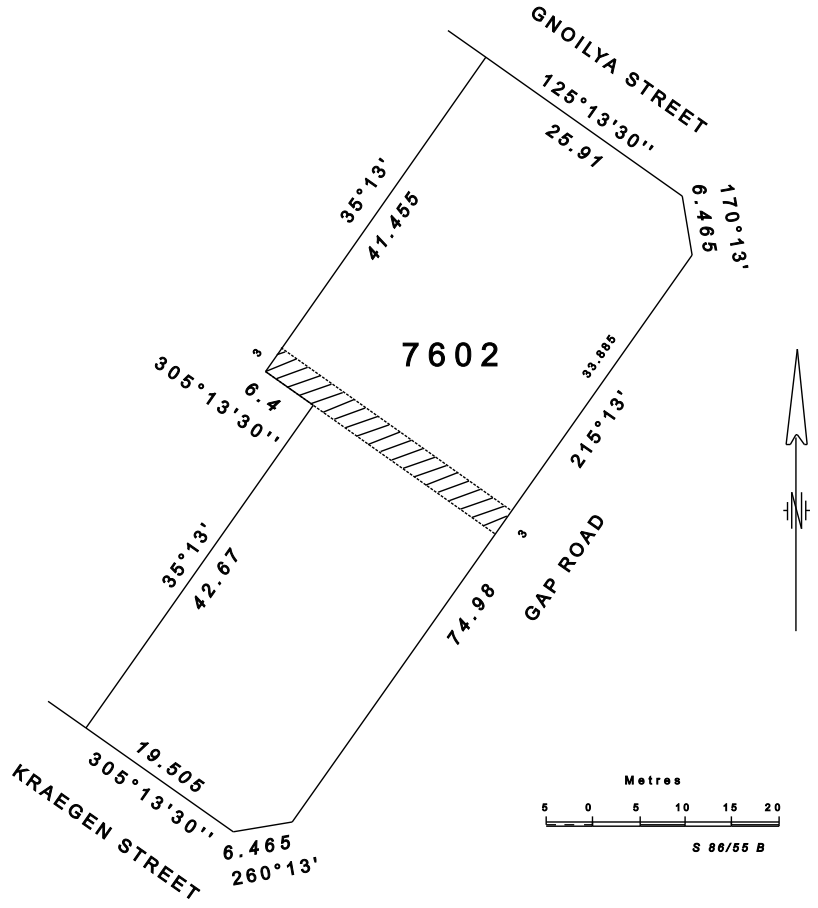
Lot 7602 Town of Alice Springs from plan(s) S 86/055B
Area under title is 2270 square metres

Owner:
The Salvation Army (Northern Territory) Property Trust (ABN 65 906 613 779)
of 95-99 Railway Road, Blackburn VIC 3130

Easements:
Sewerage Easement to Power and Water Corporation

Registered Date	Dealing Number	Description
		Previous title is **Volume** 784 **Folio** 766

End of Dealings



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 07602 Town of Alice Springs plan(s) S 86/055B

(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 883 686 (order 1)

Tenure Type
ESTATE IN FEE SIMPLE

Tenure Status
Current

Area Under Title
2270 square metres

Owners
The Salvation Army (Northern Territory) Property Trust (ABN 65 906 613 779)
95-99 Railway Road, Blackburn VIC 3130

Easements
Sewerage 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
28/06/2024 for $2,400,000 (N/A GST)
25/05/1990 for $895,000

Tenure Comments
(none found)

Historic Titles
CUFT 784 766 (order 1)
CUFT 650 105 (order 1)
CUFT 472 093 (order 1)
CUFT 296 093 (order 1)
CUFT 187 179 (order 2)
CUFT 187 179 (order 1)
Visit the website http://www.nt.gov.au/justice/bdm/land_title_office/

Custodian - Surveyor General (+61 8 8995 5354)

Address
12 GNOILYA ST, THE GAP

Survey Plan
S 86/055B

Survey Status
Approved

Parcel Status
CURRENT

Parcel Area
2270 square metres

Map Reference
Code 010 Scale 2500 Sheet 29.31

Parent Parcels
Lot 01436 Town of Alice Springs plan(s) A 000186
Lot 01437 Town of Alice Springs plan(s) A 000186
Lot 01438 Town of Alice Springs plan(s) A 000186
Lot 01439 Town of Alice Springs plan(s) A 000406
Lot 01440 Town of Alice Springs plan(s) A 000186
Lot 01441 Town of Alice Springs plan(s) A 000186
Lot 02334 Town of Alice Springs plan(s) OP 001327

Parcel Comments
CONSOLIDATION OF LOTS 1436,2334 AND ADJOINING CLOSED ROAD, VIDE S.86/55.

Survey Comments
(none found)

Proposed Easements
(none found)

Local Government Area
ALICE SPRINGS MUNICIPALITY

Region
ALICE SPRINGS

Custodian - Valuer General (+61 8 8995 5375)

Owner's Last Known Address
The Salvation Army (Northern Territory) Property Trust (ABN 65 906 613 779), 95-99 RAILWAY ROAD, BLACKBURN VIC 3130

Parcels in Valuation
Lot 07602 Town of Alice Springs

Unimproved Capital Value
$510,000 on 01/07/2021
$495,000 on 01/07/2018
$520,000 on 01/07/2015
$564,000 on 01/07/2012
$535,000 on 01/07/2009
$325,000 on 01/07/2006
$210,000 on 01/07/2003
$190,000 on 01/07/2000
$175,000 on 01/07/1997
$159,000 on 01/07/1994
$159,000 on 01/07/1991
$181,000 on 01/01/1989
$150,000 on 01/01/1986

Custodian - Property Purchasing (+61 8 8999 6886)

Acquisitions
(none found)

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

Building Control Areas

BBASP001 - Building Control Area	ALICE SPRINGS 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
TC (Tourist Commercial)

Overlays: The following overlays may apply to your land
- LSF - Land Subject to Flooding

Refer to the NT Planning Scheme 2020 for more information.

Strategic Frameworks: The following strategic frameworks may apply to your land
Regional Plans:
- Alice Springs Regional Land Use Plan

Sub Regional Plans:
- None

Area Plans:
- None

Interim Development Control Orders
(none found)

Planning Notes
(none found)

Planning Applications

File Number
PA2024/0215

Type
Planning Scheme Amendment

Date Received
07/08/2024

Application Purpose
Rezone from TC (Tourist Commercial) to CP (Community Purpose)

Application Status
Current

Other Affected Parcels
(none found)

Instrument Signed

Instrument Number

Instrument Issued
Not Complete

Instrument Status

File Number
PA1982/0350

Type
Development

Date Received
17/05/1984

Application Purpose
vary / rescind DV894 and grant consent for tourist flats

Application Status
Approved

Other Affected Parcels
Lot 01436 Town of Alice Springs

Instrument Signed
07/06/1984

Instrument Number
DV1303

Instrument Issued
Signed

Instrument Status
Completed

File Number
PA1982/0350

Type
Development

Date Received
13/07/1982

Application Purpose
tourist flats

Application Status
Refused

Other Affected Parcels
Lot 01436 Town of Alice Springs

Instrument Signed
13/08/1982

Instrument Number
DV0683

Instrument Issued
Signed

Instrument Status
Completed

Custodian - Pastoral Estate - Vegetation Assessment Unit (+61 8 8999 4454)
(none found)

Visit the website for information on Pastoral land permits.

Custodian - Power and Water Corporation (1800 245 092)

Meters on Parcel

Power Water - Electricity	4
Power Water - Water	1

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 - Department of Industry, Tourism and Trade (+61 8 8999 5263)

Mineral Titles

Title ID	Status	Title Type	Expiry Date	Legislation
RL328	Granted	Reserve Land		Mineral Titles Act 2010

For additional information contact the Mineral Titles Team on +61 8 8999 5322

Energy Titles

Title ID	Status	Title Type	Expiry Date	Legislation
GRO4	Granted	Geothermal Reserved from Occupation		Geothermal Energy Act 2009
RB6	Granted	Reservation of Blocks		Petroleum Act 1984
RB71	Granted	Reservation of Blocks		Petroleum Act 1984
RB143	Granted	Reservation of Blocks		Petroleum Act 1984
RB248	Granted	Reservation of Blocks		Petroleum Act 1984

For additional information contact the Petroleum Tenure Team on +61 8 8999 5263

Land Access Agreements

(none found)

For additional information contact the Land Access Team on +61 8 8999 6442

For further information contact as above or visit the website https://strike.nt.gov.au

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/your-business/public-registers/contaminated-land-audits

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

Locality Diagram