

CORPORATE GOVERNANCE DIRECTORATE REPORT



ITEM NUMBER	15.7
TITLE	2017 Local Government General Election Costs
REFERENCE	617410
AUTHOR	Greg Arnott, Director Corporate Governance

RECOMMENDATION

- (a) **That Council receive and note the 2017 Local Government General Election Costs Report**

BACKGROUND

In 2017, a Local Government General Election will be held. This election will re-elect the Council of Roper Gulf.

On 22nd December 2015, a letter was received from the Electoral Commissioner outlining the estimated cost of the election. Please find attached this letter.

ISSUES/OPTIONS/SWOT

Nil.

FINANCIAL CONSIDERATIONS

The current estimate for the conduct of the 2017 Roper Gulf Regional Council General Election is \$82,217. A breakdown is attached.

ATTACHMENTS:

- 1 20151222 Letter NT Electoral Commission 2017 Local Government General Election Costs.pdf



NORTHERN
TERRITORY
ELECTORAL
COMMISSION

Level 3, TCG Centre | 80 Mitchell Street, Darwin | GPO Box 2419, Darwin NT 0801
T 08 8999 5000 | F 08 8999 7630 | E mail.ntec@nt.gov.au | ABN 8408 5734 992

OUR REF:

COPY

Mr Michael Berto
Chief Executive Officer
Roper Gulf Regional Council
PO Box 1321
KATHERINE NT 0851

Dear Mr Berto

RE: 2017 LOCAL GOVERNMENT GENERAL ELECTION COSTS

Further to my briefing session prior to the LGANT annual conference attached are details and methodology for estimating the costs for the 2017 Local Government election.

The total cost of the 2012 Local Government General Elections was \$2.62 million (GST inclusive) with councils contributing \$1.1 million. The difference was funded by the Northern Territory Government. This estimated costing is provided to allow your council time to budget for these election costs.

The cost of a general election is significantly higher than a by-election due to the scale and external services that need to be procured to conduct a general election. Councils are charged the marginal costs plus a 15% corporate overhead for the conduct of by-elections with most elections tasks undertaken by NTEC staff to reduce costs. This is not possible for general elections and therefore apportioned costs for each council are notably higher for general elections.

General elections need to factor in services such as operating a call centre, conducting a Territory wide public awareness campaign (which includes establishing a dedicated Local Government election website), establishing and running a number of temporary offices to offer early voting services.

The current estimate for the conduct of the 2017 Roper Gulf Regional Council General election is \$82,217. A breakdown of this cost is detailed in attachment A. This estimate provides a starting point to determine activities and/or functions that council can undertake or provide resources to the NTEC in order to reduce costs.

The following details the assumptions and methodology used to develop the 2017 estimate:

Not Included in Estimate

- Supplementary or further elections conducted post the August 2017 election.
- Pre-election enrolment activities (excluding TV enrolment advertisements).
- Costs associated to Non Voter follow-up and prosecutions
- No contribution of staff, premises, vehicles by the Roper Gulf Regional Council

Assumptions/Methodology

- All Wards are contested.
- Recruitment within the NTPS in Katherine to build electoral knowledge capacity to reduce the number of interstate electoral practitioner secondments.
- The estimate includes 5 weeks for interstate secondments to Katherine to manage Katherine, Roper Gulf, Coomalie and Victoria Daly Councils. 1 week of this cost is apportioned to the Roper Gulf Regional Council.
- There are currently 125831 electors on the NT Roll with the Roper Gulf Regional Council having 3881 electors and are therefore attributed 3.1% of indirect costs (see attachment B for breakdown).
- Indirect costs include public awareness program, lease of proportional voting counting software, website, preparation of election report and additional staff in the corporate area over the election period.

As previously stated, the 2017 Estimates only include marginal costs and do not include the following that are borne by the NTEC:

- Cardboard election equipment and other election specific stores
- Indirect overhead expenses, including infrastructure expenses for the agencies premises, vehicles, phones, costs of payroll processing undertaken by other Government Departments for NTEC.
- In house printing and designs i.e. posters, newspaper advertising
- Senior staff time and ordinary hours of other staff.
- Legal advice through NTG
- On-going NTEC staff costs associated with the provisions of early voting from the NTEC's Darwin office.

As I stated in the briefing, further discussions regarding election planning and estimated costs will take place after the Legislative Assembly election in August 2016, but should you have any immediate points of clarification please email ian.loganathan@nt.gov.au.

I look forward to continuing the productive working relationship with the Council and would like to take this opportunity, on behalf of the agency, to wish the Council a safe and enjoyable Christmas.

Yours sincerely


for Iain Loganathan
ELECTORAL COMMISSIONER

Date: 22 December 2015

Attachment B

	Enrolment	%
Alice Springs	12584	10.0%
Barkly	4261	3.4%
Central Desert	2654	2.1%
Coomalie	609	0.5%
Darwin	47788	38.0%
East Arnhem	5784	4.6%
Katherine	4938	3.9%
Litchfield	11526	9.2%
MacDonnell	3481	2.8%
Palmerston	19231	15.3%
Roper Gulf	3881	3.1%
Tiwi	1612	1.3%
VD	1714	1.4%
WAG	294	0.2%
West Arnhem	3734	3.0%
West Daly	1740	1.4%
TOTAL	125831	100.0%

Indirect Costs

Easy Count	\$25,000
Election management System development	\$75,000
Website development	\$15,000
Report writing	\$20,000
Additional Corporate Support Staff	\$30,000
Public Awareness Campaign	\$400,000
Total	\$565,000

COUNCIL SERVICES & INFRASTRUCTURE DIRECTORATE REPORT



ITEM NUMBER	16.1
TITLE	Authorisation of Variation to Development Permit PA2011/0205 - Subdivision of Cave Creek Station
REFERENCE	619934
AUTHOR	Sharon Hillen, Director of Council Services and Infrastructure

RECOMMENDATION

- (a) **That Council consider the Development Permit PA2011/0205 Variation for the subdivision of Cave Creek Station and provide a submission addressing the issues listed in this report and not support the subdivision having essential no formal access.**

BACKGROUND

Council has provided support for this development permit in the past. The subdivision is as per the attached maps and plans. The proponents would like to vary the development permit as per the statement below:-

Statement of the effect of proposed variation. Cave Creek Station

- *Reasons for the proposed variation: The rationale for the development as proposed is to subdivide a small portion (Lot A) of NTP 3960 (Cave Creek Station) from the parent parcel (Lot B). This will then allow further development of Lot A in the future without involving the remainder of Cave Creek, which will continue to operate as a cattle enterprise.*
- *Cave Creek Station Pty Ltd has no objection to either condition 5 or 6, if these conditions are applied to a further development of Lot B. However, the expense involved in meeting these conditions mean that the development undertaken needs to be substantial to justify the cost.*
- *While the un-named road intersecting Martins Rd, Mataranka, constitutes legal access to NT Portion 3960 (Cave Creek), this road has never been used as an access by us or anyone else. It is in a completely overgrown state and will require substantial work to develop as a formed road.*
- *Given that the current proposal for a 2-lot subdivision is only an initial step, and is unlikely to generate any additional demand for access to what is currently required. We request that conditions 5 & 6 be removed from this development permit, but applied to any further development of Lot A.*
- *The effect of the proposed variation: We do not believe there will be any material impact from this proposal. This will merely delay the development of the un-named road and intersection with Martins Rd.*
- *The margin of alteration caused to the original development permit by the variation as proposed: The variation will not alter the size of the proposed Lot A. (0.0%).*
- *Method used to determine margin of alteration: Calculation of change in size of Lot A.*

ISSUES/OPTIONS/SWOT

This development can not be considered based on the owners future intension to subdivide further, it must be reviewed independently. Having a title of land with no formal access is not acceptable as the proponent may have good intensions to develop the property further however there can be no formal guarantee the proposed 2nd Stage of Development will be carried out.

The property must have some form of formal constructed access to Block A at this stage of development

FINANCIAL CONSIDERATIONS

Nil.

ATTACHMENTS:

- 1 authorisation of variation to devt permit.pdf
- 2 Cave Creek Subdivision Rev 3.pdf
- 3 Cave creek variation statement 150821.pdf
- 4 Permit.pdf
- 5 Plans.pdf

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-
-
-

PO Box 4009

MATARANKA NT 0852

Ph (08) 89 754321

Rohan mob: 0439 890070

Sally mob: 0428 833092

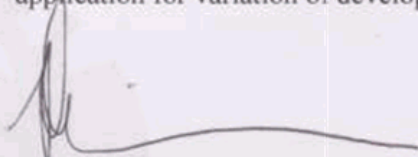
Email cavecreek@bigpond.com

Cave Creek Station Pty Ltd ABN 45 050 514 791

10 December, 2015

Directors Authorisation

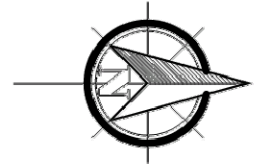
I, Rohan Sullivan, being a director of Cave Creek Station Pty. Ltd., authorise this application for variation of development permit.



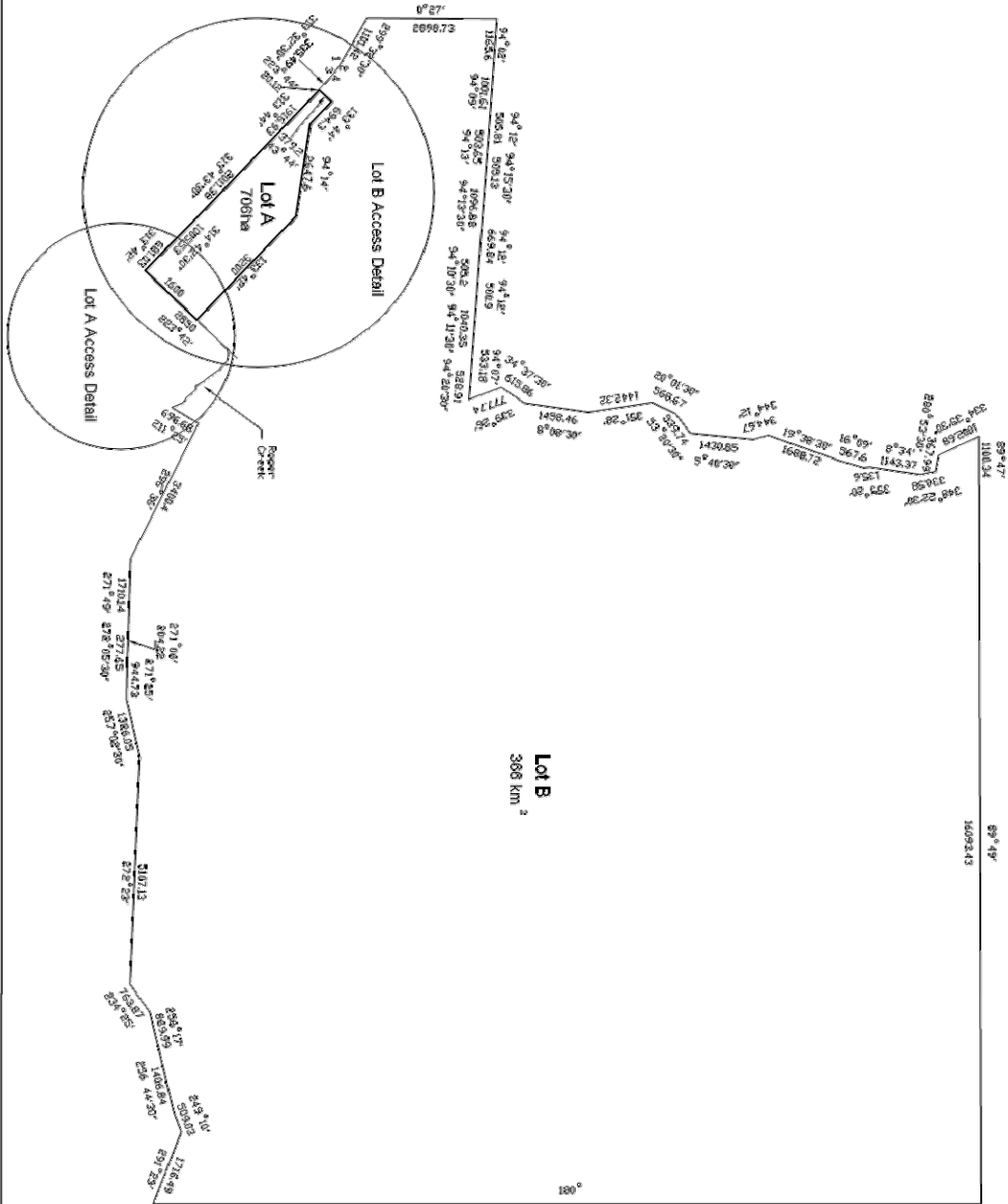
Rohan Sullivan

Director

.....



- Short Lines
(Chords only)
- 1 301'19" 128.7
 - 2 304'51'30" 128.7
 - 3 308'24'30" 128.7
 - 4 311'56'30" 128.7



Rev:	Date:	Notes:
2	8/4/2015	This drawing is a reproduction of the original drawing prepared by Territory Development Consultants, Drawing No. 11810-2. The NW boundary has been moved to coincide with the end of the existing 20.12m road easement which provides access to Lot B. Additions include access detail locations only. Access details can be seen on the "Access Details Drawing" prepared by KSI Land and Water Planning.

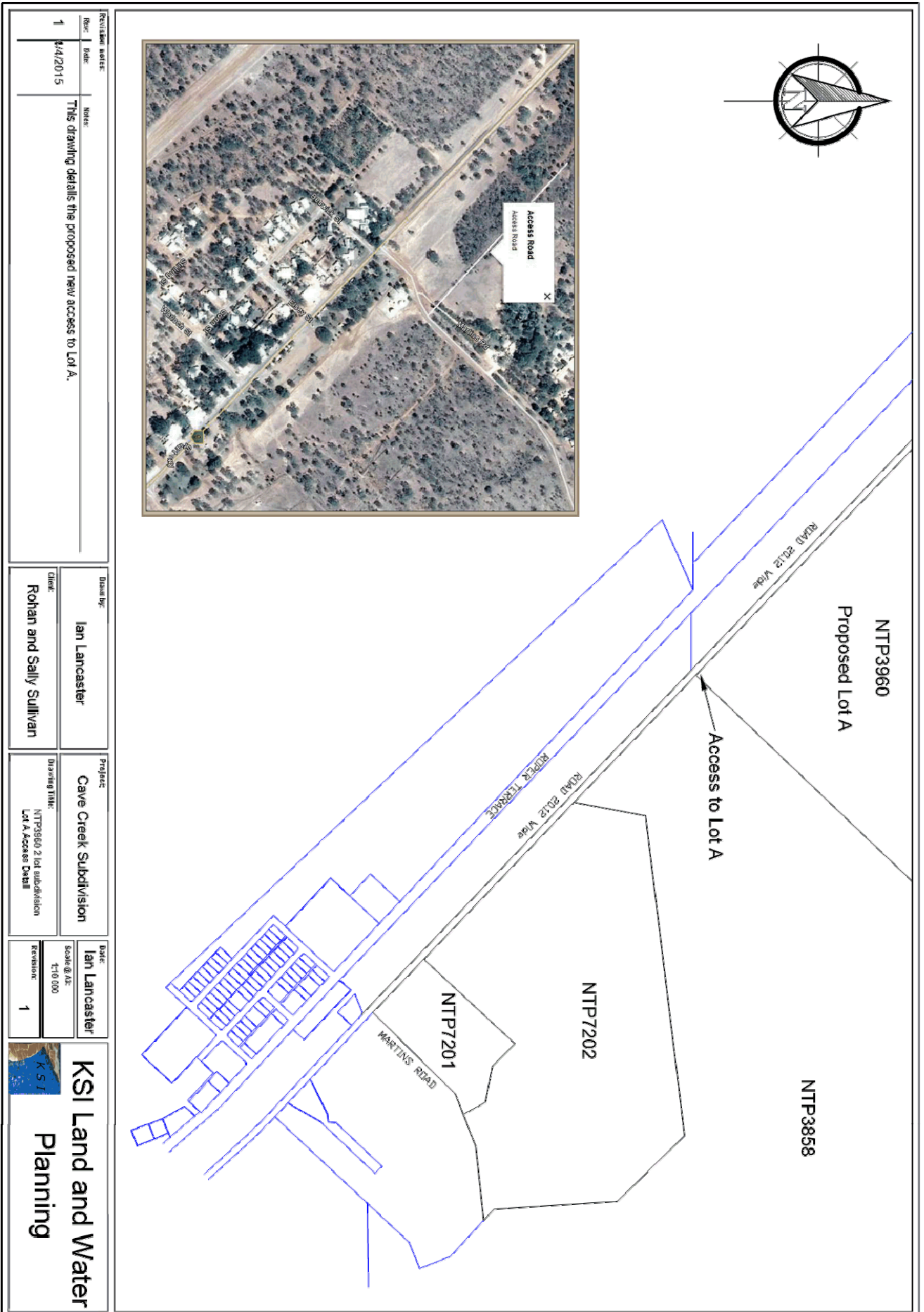
Drawn by:	Client:
Ian Lancaster	Rohan and Sally Sullivan

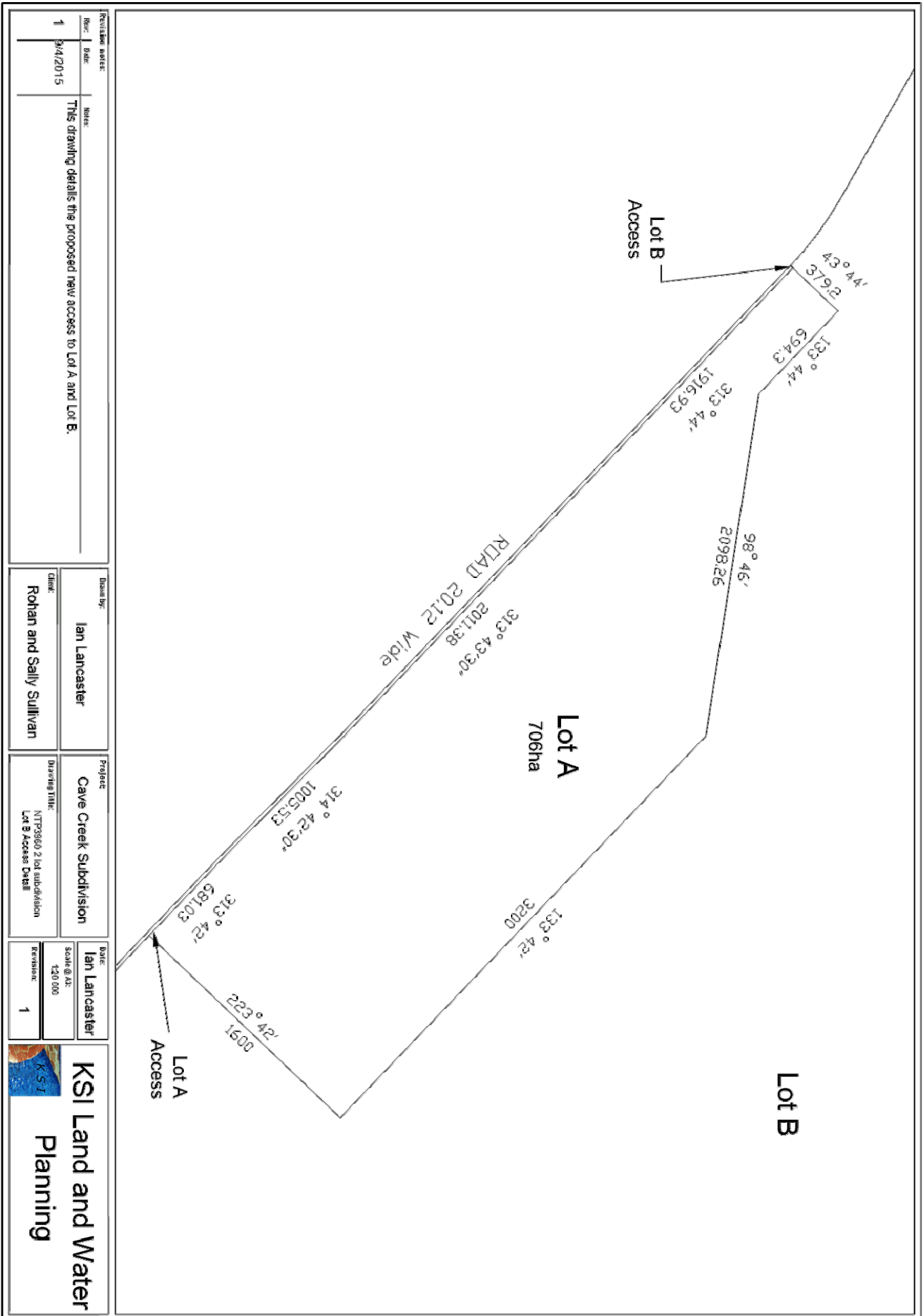
Project:	Drawing Title:
Cave Creek Subdivision	NTP3960 2 lot subdivision - Main Drawing

Date:	Scale @ A1:	Revision:
Ian Lancaster	1:100 000	3

KSI Land and Water Planning







Statement of the effect of proposed variation. Cave Creek Station

Reasons for the proposed variation: The rationale for the development as proposed is to subdivide a small portion (Lot A) of NTP 3960 (Cave Creek Station) from the parent parcel (Lot B). This will then allow further development of Lot A in the future without involving the remainder of Cave Creek, which will continue to operate as a cattle enterprise.

Cave Creek Station Pty Ltd has no objection to either condition 5 or 6, if these conditions are applied to a further development of Lot B. However, the expense involved in meeting these conditions mean that the development undertaken needs to be substantial to justify the cost.

While the un-named road intersecting Martins Rd, Mataranka, constitutes legal access to NT Portion 3960 (Cave Creek), this road has never been used as an access by us or anyone else. It is in a completely overgrown state and will require substantial work to develop as a formed road.

Given that the current proposal for a 2-lot subdivision is only an initial step, and is unlikely to generate any additional demand for access to what is currently required. We request that conditions 5 & 6 be removed from this development permit, but applied to any further development of Lot A.

The effect of the proposed variation: We do not believe there will be any material impact from this proposal. This will merely delay the development of the un-named road and intersection with Martins Rd.

The margin of alteration caused to the original development permit by the variation as proposed: The variation will not alter the size of the proposed Lot A. (0.0%).

Method used to determine margin of alteration:

Calculation of change in size of Lot A.

NORTHERN TERRITORY OF AUSTRALIA*Planning Act - Section 57(3)***VARIATION OF CONDITIONS**

DP12/0286B

DESCRIPTION OF LAND THE SUBJECT OF THE PERMITN.T. Portion 03960
ELSEY**VARIATION**

Consent is granted to vary Condition 3 of Development Permit DP12/0286 for the purpose of subdivision to create two lots, in accordance with the drawings numbered 2011/0205/03 to 2011/0205/05, endorsed as forming part of this permit.

Except for conditions relating to lot access to a public road, in all other respects Development Permit DP12/0286 and DP12/0286A remains unchanged.

BASE PERIOD OF THE PERMIT

This permit does not extend the base period of the original permit.



Digitally signed by
Douglas Lesh
DN: cn=Douglas Lesh,
o=Department of
Lands, Planning and
the Environment,
ou=Development
Assessment Services,
email=douglas.lesh@
nt.gov.au,c=AU
Date: 2015.09.31
09:21:24 +09'30'

DOUG LESH
Delegate
Minister for Lands and Planning

31 / 7 / 2015

SCHEDULE OF CONDITIONS**DEVELOPMENT PERMIT**

DP12/0286B

CONDITIONS PRECEDENT

1. Prior to the commencement of works an Erosion and Sediment Control Plan (ESCP), including details and location of stormwater drains, is to be submitted to and approved by the consent authority on the advice of the Department of Land Resource Management, and an endorsed copy of the Plan will form part of this permit. All works relating to this permit are to be undertaken in accordance with the endorsed ESCP to the satisfaction of the consent authority.

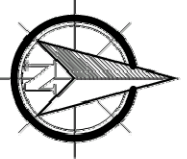
GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings numbered 2011/0205/03 and 2011/0205/05, endorsed as forming part of this permit.
3. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for approval by the Surveyor General.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
5. A formed all weather access along the unnamed road used to access the lots is to be constructed prior to the issue of titles to the requirements of the Roper Gulf Regional Council, to the satisfaction of the consent authority.
6. The unnamed road intersection with Martin Road shall be sealed at the intersection to a length of 40 metres from the centre line of Martin Road, to the requirements of the Department of Transport, to the satisfaction of the consent authority.
7. Engineering design and specifications for the affected roads, street lighting, stormwater drainage, vehicular access, pedestrian/ cycle corridors and streetscaping are to be to the technical requirements of Roper Gulf Regional Council (unnamed road) and Department of Transport (Martin Road) to the satisfaction of the consent authority and all approved works constructed at the owner's expense.
8. All proposed works impacting on the Martin Road and Stuart Highway road reserves are to be designed, supervised and certified on completion by a practicing and registered civil engineer, and shall be in accordance with the standards and specifications of the Department Transport.
9. Where unfenced, the Stuart Highway frontage is to be appropriately fenced in accordance with the Department of Transport standards and requirements to the satisfaction to the consent authority.

10. Before the issue of titles, firebreaks along boundaries or at appropriate locations shall be provided to the satisfaction of the consent authority on advice from Bushfires NT.


Notes

1. A 10m wide electricity supply easement along the existing overhead power line shall be surveyed and reinstated on proposed Lot B title and registered to Land Titles Office.
2. The permit holder is advised that it is an offence to disturb or destroy prescribed archaeological places without consent under the *Heritage Conservation Act*. Should any heritage or archaeological material be discovered during the clearing operation, cease operation and phone Heritage Conservation Services of the Department of Lands, Planning and the Environment.
3. The Aboriginal Areas Protection Authority recommends that the permit holder obtain an Authority Certificate to indemnify against prosecution under the *Aboriginal Sacred Sites Act*. For advice on how to obtain a certificate please contact the Aboriginal Areas Protection Authority.
4. A 'Permit to Work within a Road Reserve' may be required from the Department of Infrastructure and the Roper Gulf Regional Council before commencement of any work within the road reserve.
5. The Department of Transport may require a Road Safety Audit for the new access road intersection with Martin Road.
6. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

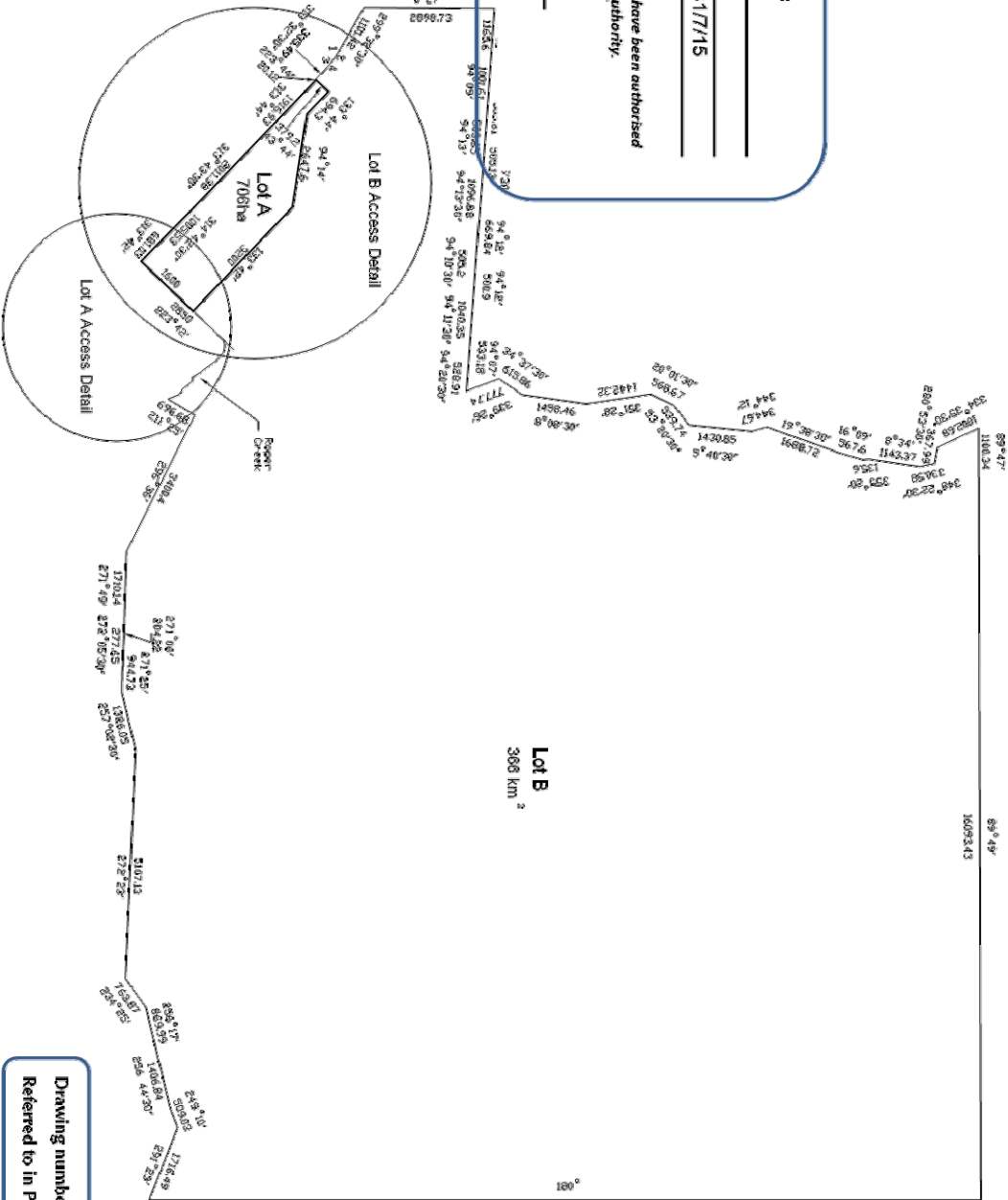


This document contains drawing numbers:
 2011/0205/03 to 2011/0205/05
 Referred to in Permit No: DP12/0286B
 Issued by the consent authority on: 31/7/15

All drawings contained within this document have been authorised by the delegate of the consent authority.


 Delegate

- Short Lines
 (Chords only)
- 1 301°19' 128.7
 - 2 304°51'30" 128.7
 - 3 308°24'30" 128.7
 - 4 311°56'30" 128.7



Drawing number 2011/0205/03
 Referred to in Permit No: DP12/0286B

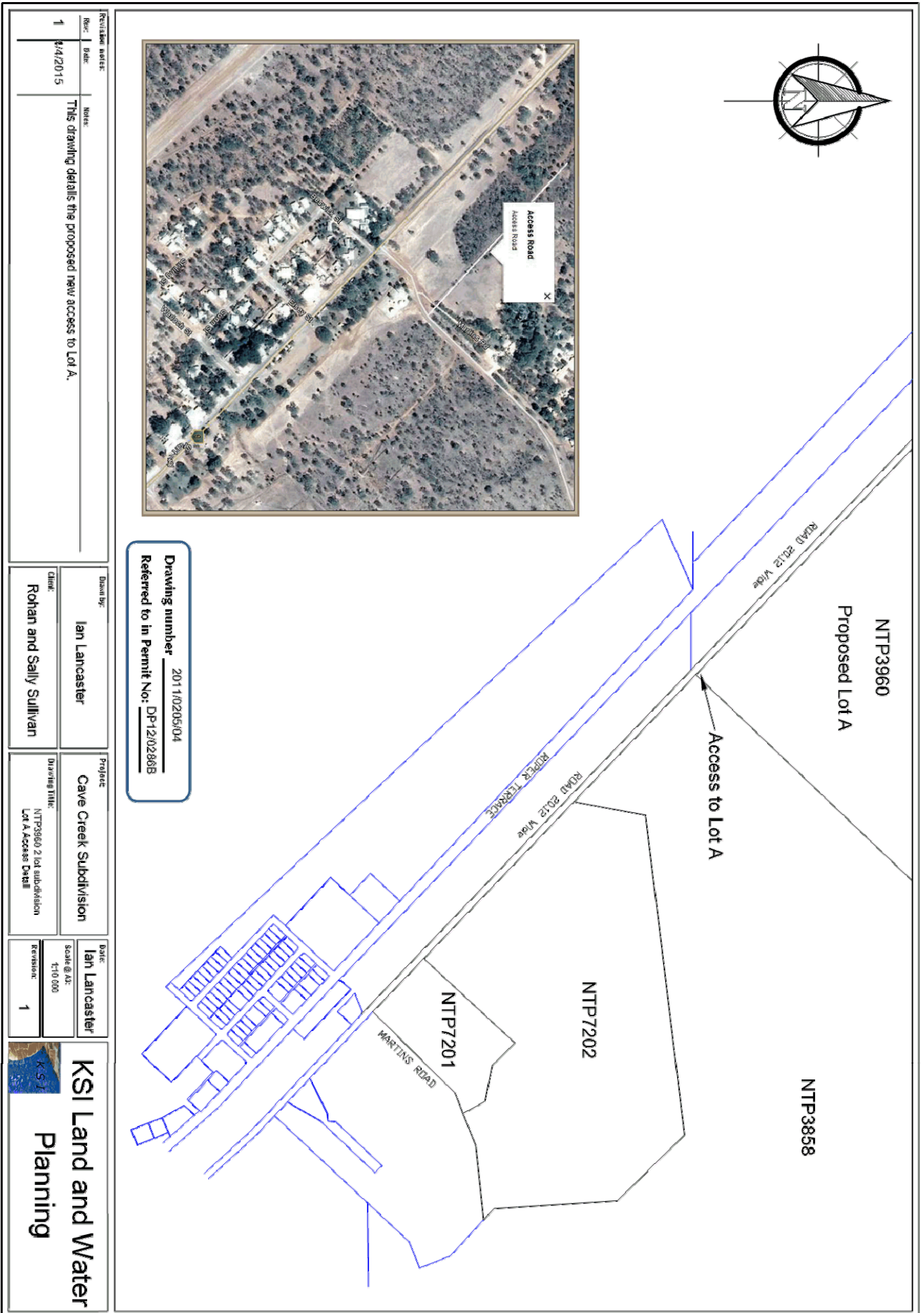
Rev	Date	Notes
2	3/4/2015	This drawing is a reproduction of the original drawing prepared by Territory Development Consultants, Drawing No. 11810-2. The NW boundary has been moved to coincide with the end of the existing 20.12m road easement which provides access to Lot B. Additions include access detail locations only. Access details can be seen on the "Access Details Drawing" prepared by KSI Land and Water Planning.

Drawn by:	Ian Lancaster
Client:	Rohan and Sally Sullivan

Project:	Cave Creek Subdivision
Drawing Title:	NTP3960 2 lot subdivision - Main Drawing

Date:	Ian Lancaster
Scale @ A1:	1:100 000
Revision:	3

 **KSI Land and Water Planning**



Drawing number 2011/0205/04
Referred to in Permit No: DP-12/0286B

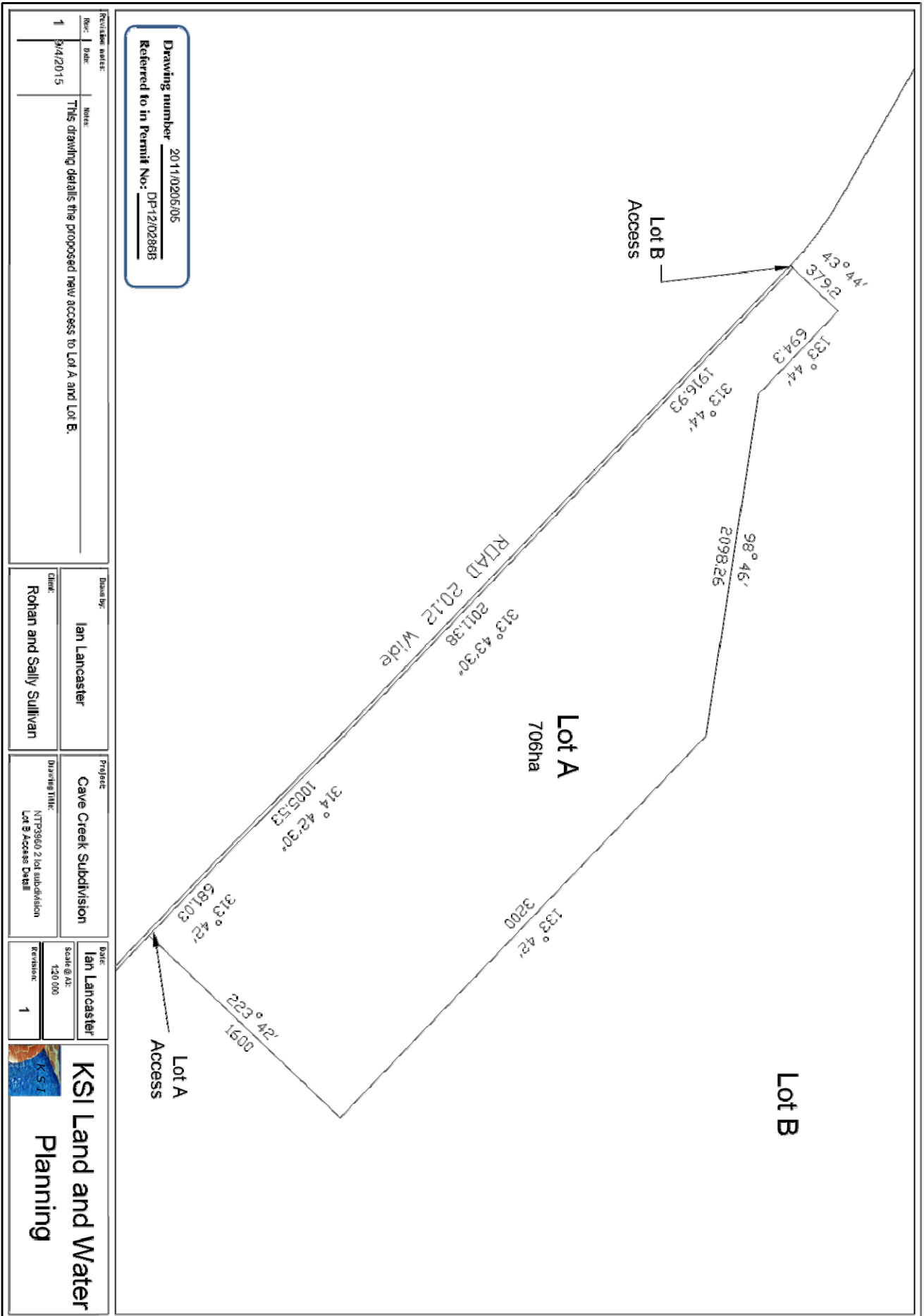
Rev.	Date	Notes
1	1/4/2015	This drawing details the proposed new access to Lot A.

Drawn by: Ian Lancaster
Client: Rohan and Sally Sullivan

Project: Cave Creek Subdivision
Drawing title: NTP3960 2 lot subdivision Lot A Access Detail

Date: Ian Lancaster
Scale @ A1: 1:10,000
Revision: 1

KSI Land and Water Planning



**COUNCIL SERVICES & INFRASTRUCTURE
DIRECTORATE REPORT**



ITEM NUMBER 16.2
TITLE Jilkminggan Development Application -
DP15/0809 NT Portion 1508 & 4456
REFERENCE 622560
AUTHOR Sharon Hillen, Director of Council Services and Infrastructure

RECOMMENDATION

(a) **That Council consider the Development Permit DP15/0809...**

BACKGROUND

Jilkminggan Community Living Area currently exists with two portions separated by an old stock route. To reduce the complications surrounding land tenure and management the department of land and planning.

ISSUES/OPTIONS/SWOT

Nil

FINANCIAL CONSIDERATIONS

Nil

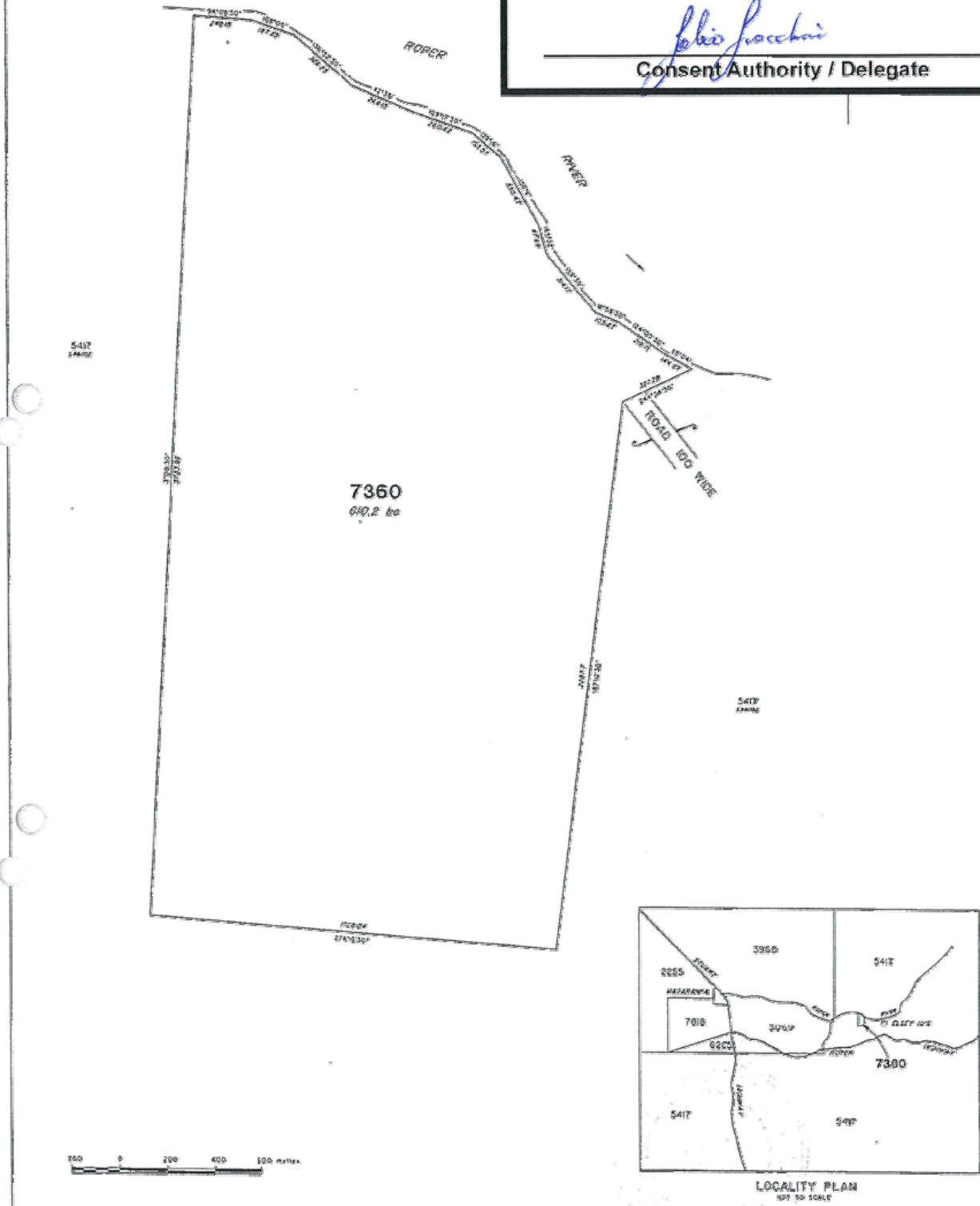
ATTACHMENTS:

- 1 SIGNED - Endorsed Plan DP150809.pdf
- 2 SIGNED - Notice of Consent DP150809.pdf
- 3 SIGNED - Permit DP150809.pdf

Drawing No: 2015/0850/01 referred to in
 Permit No: DP15/0809 issued by
 the consent authority on: 5/1/16

José Jacchini
 Consent Authority / Delegate

Supersedes plans S.74/134 and S.2014/203



<p>SHAYERS CERTIFICATE I, <u>DAVID JAMES JEFFERS</u>, Surveyor, do hereby certify that the survey contained in this plan is correct for all purposes and effects.</p> <p><i>David James Jeffers</i> Surveyor</p> <p>L.T.O. REGISTRATION</p> <p>Registered under the Land Transfer Act 1925</p>	<p>CONSENT OF PROPRIETOR OF REGISTERED OVERLAP Consent to be used only in the presence of the registered proprietor.</p>	<p>SUBDIVISION APPROVAL BY THE REGISTRAR-GENERAL This subdivision complies with section 22 of the Land Transfer Act 1925 and the Survey Act 1976 and is approved for registration.</p> <p>Approved Registrar: S. J. [Signature]</p>	<p>SURVEY APPROVAL I, <u>José Jacchini</u>, the Surveyor General, do hereby certify that the survey contained in this plan is correct for all purposes and effects.</p> <p><i>José Jacchini</i> Surveyor General</p>	<p>N.T. PORTION 7360 SUBDIVISION OF N.T. PORTIONS 1508 AND 4456 JILKMINGBAN LOCALITY</p> <p>Scale: 1 : 7500</p> <p>L.T.O.2014/081</p>
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DEPARTMENT OF
LANDS, PLANNING AND THE ENVIRONMENT

Development Assessment Services
Ground Floor, Amhemica House
16 Parap Road
PARAP NT 0814

Postal address GPO Box 1680
Darwin NT 0801
Tel 08 8999 6046
Fax 08 8980 0707
Email das.dlpe@nt.gov.au

Our ref PA2015/0850

Mrs Kylie Wilson
Department of Lands Planning and the Environment

kylie.wilson@nt.gov.au

Dear Madam

**NOTICE OF CONSENT (SECTION 53B OF THE *PLANNING ACT*)
NT PORTION 1508 AND NT PORTION 4456 JILKMINGGAN**

Pursuant to section 134 of the *Planning Act*, as a delegate of the Minister under the *Planning Act*, I have determined in accordance with section 53(a) of the *Planning Act*, to grant consent to the proposal to use and develop the land for the purpose of subdivision and consolidation to create one lot, subject to the conditions specified on the attached Development Permit DP15/0809.

Reasons for the Determination

1. Pursuant to section 51(a) of the *Planning Act*, the consent authority must take into consideration any planning scheme that applies to the land to which the application relates.

The proposed subdivision and consolidation of the land is generally consistent with the requirements of the NT Planning Scheme.

2. Pursuant to Section 51(j) of the *Planning Act*, the consent authority must take into consideration the capability of the land to which the proposed development relates and the effect to the development on the land and on other land.

No land capability issues have been identified in the assessment and the land is considered capable of accommodating the proposed consolidation.

Right of Appeal

Applicants are advised pursuant to section 53B(3)(c) of the *Planning Act*, that a right of appeal to the Appeals Tribunal exists under Part 9 of the Act. An appeal under section 114 against a determination of a development application must be made within 28 days of the service of this notice.

- 2 -

The Northern Territory Civil and Administrative Tribunal can provide information regarding the Notice of Appeal form and fees payable. The address for lodgement of a Notice of Appeal is: Northern Territory Civil and Administrative Tribunal, PO Box 41860 CASUARINA NT 0810 or Level 1, The Met Building, 13 Scaturchio Street, CASUARINA NT 0810 (Telephone: 08 8944 8720 or Facsimile 08 8922 7210 or email AGD.ntcat@nt.gov.au)

There is no right of appeal by a third party under section 117 of the *Planning Act* in respect of this determination as there were no submissions received under section 49 of the Act.

If you have any queries in relation to this Notice of Consent or the attached Development Permit, please contact Development Assessment Services on telephone (08) 8999 6046.

Yours faithfully



FABIO FINOCCHIARO
Delegate of the Minister

5/1/16

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 54 and 55

DEVELOPMENT PERMIT

DP15/0809

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

NT Portion 1508
NT Portion 4456
Jilkminggan

APPROVED PURPOSE

To use and develop the land for the purpose of subdivision and consolidation to create one lot, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Nil.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the Planning Act, this permit will lapse two years from the date of issue.



5/1/16

FABIO FINOCCHIARO

Delegate of the Minister for Lands and Planning

DEVELOPMENT PERMIT

DP15/0809

SCHEDULE OF CONDITIONS

1. Works carried out under this permit shall be in accordance with the drawing numbered 2015/0850/01 endorsed as forming part of this permit.
2. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage, drainage, electricity and telecommunications services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
3. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Roper Gulf Council to the satisfaction of the consent authority.
4. The kerb crossovers and driveways to the site are to meet the technical standards of Roper Gulf Council, to the satisfaction of the consent authority.
5. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for approval by the Surveyor General.

NOTES

1. The Power and Water Corporation advises that the Remote Operations Indigenous Community Development Section (RemoteCommunityServicingNorth@powerwater.com.au for Northern and Katherine Regions, and RemoteCommunityServicingSouth@powerwater.com.au for Barkley and Southern Regions) should be contacted via email a minimum of 2 to 3 months prior to expected construction works commencing to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

**COUNCIL SERVICES & INFRASTRUCTURE
DIRECTORATE REPORT**



ITEM NUMBER 16.3
TITLE New Policy and Fees- Abandoned Vehicle Policy and Fees
REFERENCE 626014
AUTHOR Sharon Hillen, Director of Council Services and Infrastructure

RECOMMENDATION

- (a) **That Council receive and note the Abandoned Vehicle Policy and Fees Report**
- (b) **That Council approve the Abandoned Vehicle Policy.**
- (c) **That Council approve the fee of \$500.00 per abandoned vehicle to be released from Council's care.**

BACKGROUND

As part of the regional waste management strategy of Roper Gulf Regional Council, it has been identified that a structured approach around the identification, removal, storage and disposal of abandoned vehicles within Roper Gulf Towns.

To support this policy, a standard operating procedure has been developed.

ISSUES/OPTIONS/SWOT

Nil.

FINANCIAL CONSIDERATIONS

A fee of \$500.00 per vehicle will be charged in order for a vehicle to be released from Council's care.

In the event of selling or disposing a vehicle, all money received from the selling or disposing of a vehicle is to be applied in paying, in the following order:

- a. The costs incurred by the Council in selling or disposing of the vehicle;
- b. The costs for removing and storing the vehicle;
- c. The costs of serving or publishing the notice; and
- d. Any fees associated with the above incurred by Council.

The residue of the money, if any, is to be paid, on demand, to the owner of the vehicle immediately after its sale or disposal. If, after six months a vehicle is sold or disposed of, any money from the sale or disposal remains in possession of the Council and is unclaimed by the owner of the vehicle or any person claiming through the owner, the money becomes the property of the Council.

ATTACHMENTS:

- 1 DRAFT DIT004 Abandoned Vehicle Policy.pdf

Roper Gulf Regional Council
Abandoned Vehicle Policy



DRAFT – Abandoned Vehicle Policy

1. POLICY CERTIFICATION

Policy title:	Abandoned Vehicle Policy
Policy number:	004
Category:	Policy
Classification:	DIT
Status:	DRAFT

2. PURPOSE

The Roper Gulf Regional Council recognises their responsibilities under the *Local Government Act NT* to provide residents of the Roper Gulf Regional Council with waste management services, inclusive of the management of abandoned vehicles.

This policy provides Council Officers with direction to ensure correct legal process occurs with regards to the removal of abandoned vehicles pursuant to Council's responsibilities under the *Local Government Act* and *Part 5A Division 4 of the Traffic Regulations*.

3. DEFINITIONS

Abandoned Vehicle	Any motorised vehicle, caravan, and trailer or similar found on any road, park or other land controlled by Council which appears to be abandoned or discarded.
Council	Roper Gulf Regional Council
Council Officer	A person that Roper Gulf Regional Council has provided the authority to act on its behalf to carry out this policy.
RGRC	Roper Gulf Regional Council
Shall	Will

4. POLICY SCOPE

4.1 This policy applies to all RGRC employees and contractors that are required to work on or manage any of RGRC's Waste Management Facilities and waste management processes.

5. PRINCIPLES

5.1 Council may be required or requested to remove vehicles in the following circumstances:

- The vehicle is abandoned
- At the written request of landowner of "public" facility (ie: recreation reserve, other council land, etc – not private residence).

Roper Gulf Regional Council
Abandoned Vehicle Policy



DRAFT – Abandoned Vehicle Policy

- 5.2 Council Officers shall follow the process described in this policy to ensure that necessary checks, notifications and legal process are complied with. Council Officers shall read this policy in conjunction with *SOP 103-204 Abandoned Vehicles Procedure*.

6. POLICY CONTENT

- 6.1 The Council shall endeavour to recover abandoned vehicles within the Roper Gulf region at the earliest opportunity and store them at the nearest appropriate Council facility. When the owner of the vehicle can be traced, efforts will be made to recover costs associated with collection and disposal of the vehicle, and when approval to dispose of an abandoned vehicle is obtained through this policy and the *SOP 103-204 Abandoned Vehicle Procedure*, the vehicle shall be disposed in the most cost efficient manner.
- 6.2 Council Officers will not allow an abandoned vehicle that is unregistered to be taken from Council's care unless that vehicle is transported on a truck, trailer or similar. Under no circumstances will a Council Officer allow an unregistered vehicle to be driven from the Council Storage Location as this places unreasonable onus on Council and public safety.
- 6.3 Council takes no responsibility for any damage that occurs to a vehicle while transporting the vehicle, storing the vehicle or while the vehicle is in the care of Council. The costs of repairing any damage that occurs to the vehicle while it is being transported by Council, being stored by Council or in the care of Council is the responsibility of the owner of the vehicle.

7. DELEGATIONS

- 7.1 Authorised Officers as appointed by Council will have the required delegation to act upon this policy.
- 7.2 Fees and costs may be waived by the Chief Executive Officer, or a delegated officer upon written application from the registered owner of the abandoned vehicle.

8. REFERENCES

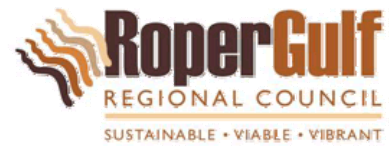
Acknowledgements (original author/source documents)	Central Desert Regional Council
Related Policies	
Related Publications	<i>Local Government Act</i> <i>Northern Territory Traffic Act</i> <i>Northern Territory Traffic Regulations</i>

9. DOCUMENT CONTROL

Policy number	004
Policy Owner	DCSI

G:\DCSI - CORE SERVICES\DITS - RECORDS\Policies and Procedures\DRAFT DIT004 Abandoned Vehicle Policy.doc

Roper Gulf Regional Council
Abandoned Vehicle Policy



DRAFT – Abandoned Vehicle Policy

Endorsed by	
Date approved	
Revisions	
Amendments	
Next revision due	

10. CONTACT PERSON

Contact person **Manager Governance, Corporate Planning & Compliance**
Contact number **08 8972 9000**

COUNCIL SERVICES & INFRASTRUCTURE DIRECTORATE REPORT



ITEM NUMBER	16.4
TITLE	Development Application PA2016/0014 - Ngukurr Swimming Pool Takeaway Store Proposal
REFERENCE	626126
AUTHOR	Sharon Hillen, Director of Council Services and Infrastructure

RECOMMENDATION

- That Council receive and note the report on the Development Application PA2016/0014 Ngukurr Swimming Pool Proposal.**
- That Council provides a submission based on the issues listed below with regard to the Proposed Takeaway Store at the Ngukurr Pool Complex on lot 381.**

BACKGROUND

Council is able to provide a development consent submission to all developments in Ngukurr, Numbulwar, Borroloola and Mataranka where statutory Planning Instruments are in place under the NT Planning Act. Generally Councils submissions include comments relating to:

- Ingress and egress
- Off road car parking
- Public amenity
- Compliance to the local area plans
- Roads and drainage
- Any other community concern

Kung Fu Enterprises have a current development application PA2016/0014 and proposes to take up a lease for a section of building currently not in use by Council on Lot 381 Ngukurr and develop a takeaway/store. This proposal is not new to Council and Council now has the opportunity to comment on the formal proposal for a takeaway/store to be housed at the front of the pool complex.

Council has an informal arrangement from the NLC to manage the pool complex(Lot 381) as open space for community use. In meetings in the OCMs in September and October 2015 Council determined it would seek co-funding to assist with the running costs of pools in Ngukurr and Borroloola and resolved to close the pools by 30th June 2016 if no financial support was provided.

The following usage statistics give Council an idea of the current pedestrian traffic using the pool. Pool users enter the complex along the western side of the building near the proposed fridge on the floor plan provided.

Ngukurr – Average DRY SEASON pool usage – Number of users

	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Swimming training (5-7pm)		12		12		12	
General use by visitors* throughout the day	12	12	12	12	12	12	12
Other sports training (4.30pm)	30						
General use by local people** (2-5pm)	33	33	33	33	33		
AVERAGE DAILY TOTAL:	75	57	45	57	45	24	12
AVERAGE WEEKLY TOTAL:							315

Ngukurr – Average WET SEASON pool usage – Number of users

	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Swimming training (5-7pm)		12		12		12	
General use by visitors* throughout the day	12	12	12	12	12	12	12
General use by local youth** (2-5pm)	135	135	135	135	135		
General use by local people*** (12noon-4pm)						150	150
Pre-school and school activities (10-11.30am)	45	45	45	45	45		
General use by local people*** (5-8pm)					150	150	
AVERAGE DAILY TOTAL:	192	204	192	204	342	324	162
AVERAGE WEEKLY TOTAL:							1620

*Visitors are school teachers, Sunrise Health staff and others

** Average amount of youth (5-18yrs)

*** Average amount of youth, adults and babies

ISSUES/OPTIONS/SWOT

Whilst the takeaway/store proposal at Lot 381, Ngukurr Pool, has merit there are many areas of concern for Council:

- Off Road Car Parking – weekly statistics collected on visitation to the pool complex show high level use. There is concern for local area traffic management in the informal car park currently at the entry to the pool where store clients and pool user congestion will increase pedestrian safety issues.
- Rubbish from stores in our communities is a major concern both in and around stores where most owners do not clean up the rubbish resulting from store customers.
- Council staff are challenged daily trying to reduce food and drink items coming into the pool. Food bought at the store will not be allowed into the pool complex as food containers, water bomb plastic and other items have previously caused major breakdowns in the filter equipment of the pool not to mention intensive cleaning of the pool itself once contaminated with food stuffs.
- The fridge entry on the proposed floor plans opens out into Councils pool operations area. It is essential that all aspects of the proposed store development are separate to the pool facility and openings are outside the pools enclosure.
- Although it may seem desirable for business to increase its patronage it is not necessarily desirable for Council pools as any increase in use requires more funds for lifeguards, repairs and maintenance and cleaning. Council is already facing financial challenges with the current high use of the pool to fund ongoing operational costs. Any increase in use will increase these costs to Council.
- There is concern that if Council closes the pools in June 2016, that this additional building space might be needed to attract another agency who wish to take over the operations of the pool.
- Essential services are currently combined. What is the intension of the developer to separate these services?

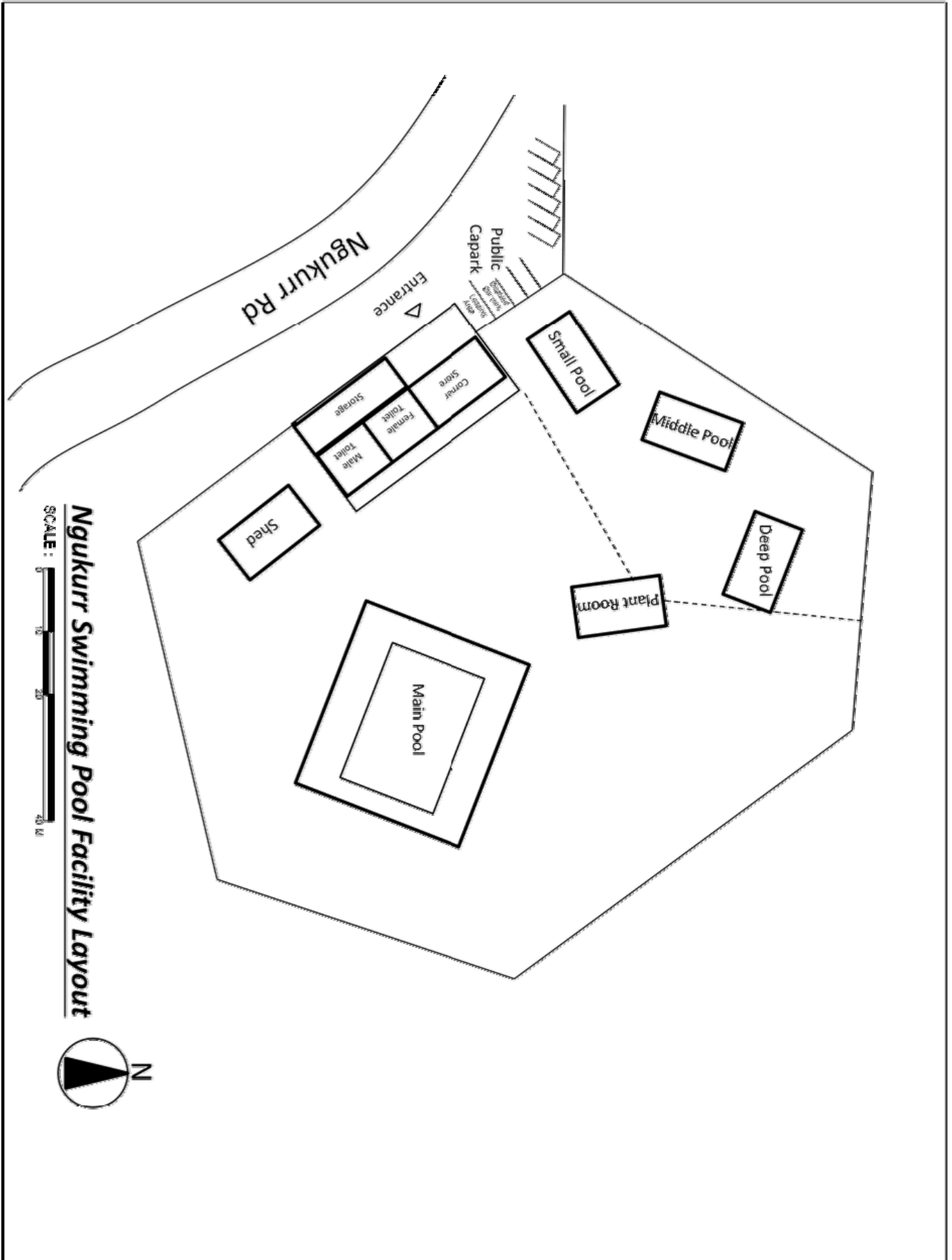
FINANCIAL CONSIDERATIONS

NIL

ATTACHMENTS:

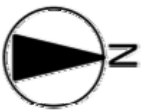
- 1 94269877_NLC Map of lease.pdf
- 2 94269879_Ngukurr shop site plan.pdf
- 3 94269881_floor plan 6 jan 16.pdf
- 4 94275925_Application for Ngukurr Lot 381 -6 Jan 15.pdf
- 5 94275927_Ngukurr Public Swimming Pool - Google Maps.pdf



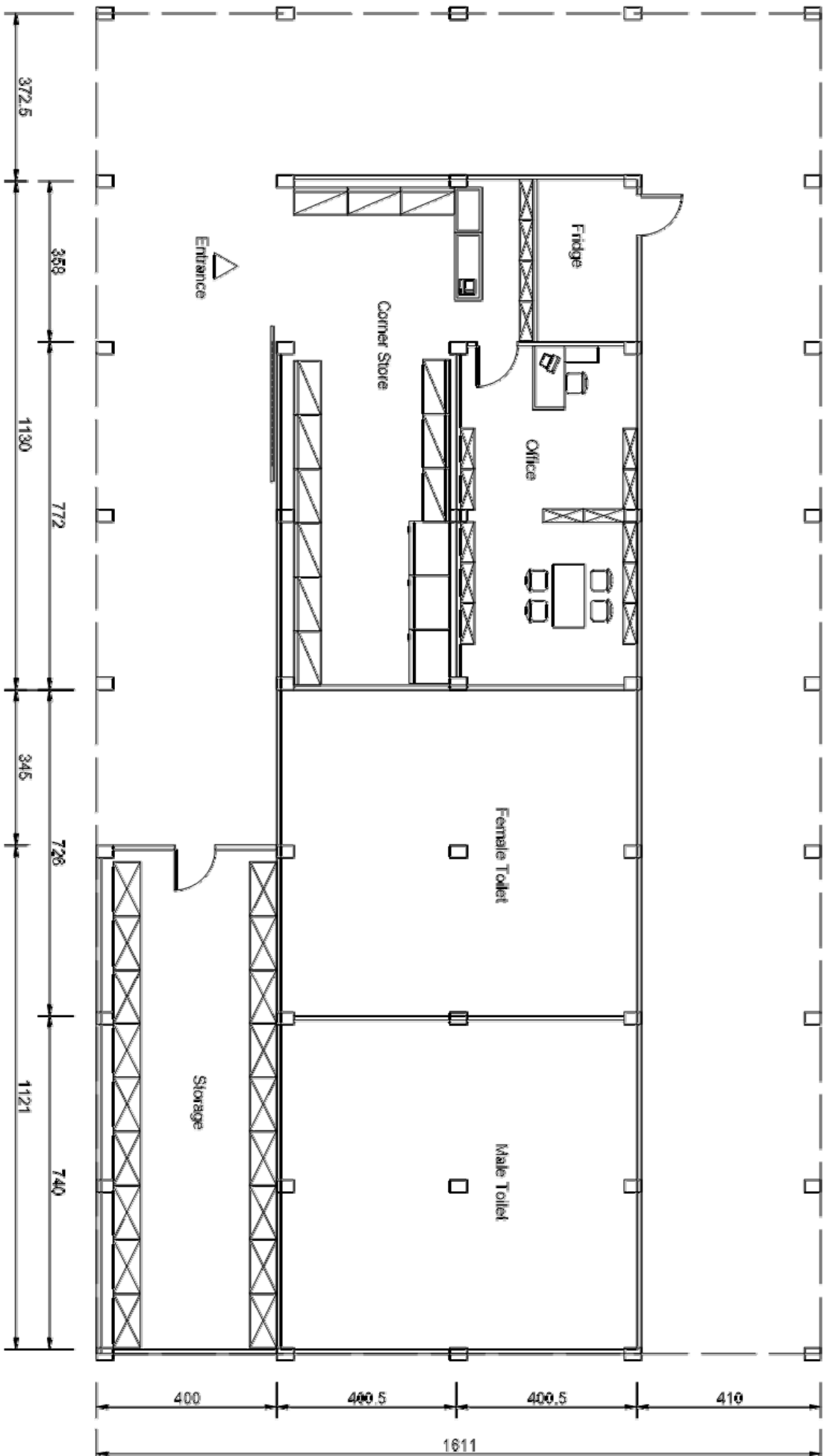


Ngukurr Swimming Pool Facility Layout

SCALE : 0 10 20 40 M



Ngukurr Swimming Pool Corner Store Floor Plan



Units:Centimeter

7th January 2016

NT Consent Authority

APPLICATION FOR PROPOSED TAKEAWAY / CORNER STORE IN ZONE OR

Statement of effect

The site location;

Lot 381 Town of Ngukurr

Front building of swimming pool complex at NGUKURR ROAD, NGUKURR

46(3)a

The current zoning of the proposed site is OR, and is the location of the town swimming pool complex. The complex previously had a canteen which sold hot food and cold drinks. This proposed new takeaway /corner store will be located in the complex. The new takeaway / corner store will provide much needed services to the pool's visitors, will attract more customers to the complex and encourage sport activities. Food might be cooked off site and then sold inside the shop.

46(3)b

Not applicable. Existing building.

46(3)c

Not applicable. The existing complex had a canteen service before, and the proposed takeaway / corner store will not harm the environment.

46(3)d

The store will be set up in an existing building which has been vacant for a long time. It will not only provide convenient services to visitors of the pool but also reduce maintenance cost of the council.

46(3)e

The land at Lot 381 is totally flat with a complex of buildings and a swimming pool. The proposed store is inside of the front building facing towards the main road with separate roller door access. A large veranda is at the front of the proposed store which provides enough space for public access. There is vacant land on west side of the pool complex which is used as a parking area of the pool complex, and it has sufficient space for potential customers of the store.

46(3)f

The proposed store faces the main road, Ngukurr road. This allows direct public access without causing traffic problems. In addition, there is sufficient existing car park space adjacent to the pool complex.

46(3)g

Commercial power and water facilities are in place. Public toilets that service the pool complex are located next door to the store.

46(3)h

The existing swimming pool complex will benefit from the proposed store. It will provide better services to the existing patrons of the pool complex, and aims to attract more visitors and encourage community sports activities. The store will encourage more adults to attend the pool complex, which will in turn provide more supervision for children, and provide a safer environment for pool users overall.

46(3)j

Ngukurr is a large community with population of more than 1500. The community currently only has one store, which is not enough to effectively service so many residents. The current monopoly commercial operation has a number of issues that have adversely affected the local population. These include: lack of choice, high costs and poor service. These ongoing issues will be resolved with the introduction of another store into the community. The Traditional Owners realized the problem with the current monopoly store operation, and in 2014 approached KFE to set up a separate store inside Ngukurr. An additional store will allow fair competition, and should improve current retail service for the community. It will provide more choice to customers, stop monopoly prices and ensure sufficient stocks of goods in the community during the cyclone and wet season when the road to the community is often closed.

6.0 GENERAL PERFORMANCE CRITERIA**6.1 GENERAL HEIGHT CONTROL**

It is an existing one floor building under 2.5m.

6.5 VEHICLE PARKING**6.5.1 Parking Requirements and 6.5.3 Parking Layout**

The pool complex has an existing public car parking area at the western side of the building. It has space for at least 9 vehicles. The parking area has been vacant most time as community kids always walk to the pool due to short distance. Thus current car park has sufficient space for the corner store which has 90.5 m² of net floor area.

The car park is at least 4 meters off the main road and has driveways with a width of 7 meters. The parking area conditions were designed practically suitable for the community remote environment.

6.6 LOADING BAYS

An 8m by 4m loading bay is designed between the public park and the access to the building.

8.0 COMMERCIAL USE AND DEVELOPMENT PERFORMANCE CRITERIA**8.1 COMMERCIAL USES**

The net floor area of the shop is 90.5 m² (11.30m by 8.01m), the storage area is 44.84 m² (11.21m by 4m). In total the leased area is 135.34 m², not exceeding 200m²

8.2 COMMERCIAL AND OTHER DEVELOPMENT IN ZONES OR.

The commercial operation will be located inside an existing building. No constructional changes will be made to the buildings. Thus requirements for design of buildings are

not applicable in this case. However, the additional commercial operation will increase the safety of pool operation as adults on site supervision will be increased. In addition, it will attract more visitors to the pool which will promote recreational activities.

Background of the development

Ngukurr community has only one general store which is not enough to serve the community with population of over 1500. The Traditional Owners realized the problem with the current monopoly store operation, and in 2014 approached KFE to set up a separate store inside Ngukurr. However, there was no available land for commercial development nor any building available at that stage.

Through a subsequent meeting with Roper Gulf Shire, KFE identified a vacant building suitable for a commercial operation. The proposed site is the front building at Lot 381 - the location of the community swimming pool complex. Previously this site was the location of a canteen service for the pool complex, however it was shut down as it was non-profitable.

On 28 August 2015, KungFu Enterprise Pty Ltd (KFE) (ABN 4016 8648 959) was approved by the Traditional Owners at Ngukurr community to set up a corner store inside of the front building located at Lot 381 – in the swimming pool complex. Hence, KFE is seeking for your departmental approval to carry on a commercial operation inside the front building.

Development plan

As shown on the attached plan of the pool complex, it is proposed that the store be located in the vacant building adjacent to the entrance to the pool complex. The proposed store will actually be located in the vacant space in the northwest side of the building (next to the female toilet section), which will allow KFE to continue utilizing the commercial roll door. In addition the vacant storage room at the southeast side of the building will be utilised as a storage room for the store, and may also be used as a temporary caretaker's room until suitable staff accommodation is identified.

The vacant land at the northwest side next to the front building is currently used as a car parking site for the complex, and will provide sufficient car parking space for the proposed commercial operation (as shown on the google earth photo).

The swimming pool currently has its own side door adjacent to the proposed store, which allows public access the pool area without needing to access the proposed store.

Public interest

As stated in the background, the Traditional Owners realized the problem with the current monopoly store operation, and in 2014 approached KFE to set up a separate store inside Ngukurr. An additional store will allow fair competition, and should improve current retail service for the community. It will provide more choice to customers, stop monopoly prices and ensure sufficient stocks of goods in the community during the cyclone and wet season when road to the community is often closed.

The existing swimming pool complex will also benefit from the proposed store. KFE was advised by the local council office that the swimming pool complex has not been

well patronised. The pool is been maintained by Roper Gulf Shire at cost of more than \$100,000 a year for free usage by the locals. The current budget is insufficient to employ more staff to allow small children to access the pools without proper adult supervision. The new store at the site will attract parents to visit the site together with their children. Parents can then enjoy coffee or cold drinks while supervising their children. This will reduce supervision pressure from the pool staff, and should make the whole complex more family friendly.

Furthermore, as agreed between KFE and the Roper Gulf Shire, KFE staff will clean the area around the front building and maintain the building in a proper situation. This will further reduce the shire staff costs and maintenance costs, as well as making the overall facility neat and tidy for families.

Conclusion

In conclusion, the proposed plan to establish a store in in the existing complex at Lot 381 in Ngukurr is welcomed and strongly supported by both the TOs and the Roper Gulf Shire. The proposed store will utilise an existing and vacant space building in the Community Pool Complex. The proposed store will bring many benefits to the community, including increased competition, lower prices, grater range, and more available stock in the wet season. In addition, the proposed store will support and encourage local families to enjoy the pool complex.

Google Maps Ngukurr Public Swimming Pool



Imagery ©2016 GeoEyes, Map data ©2016 Google 20 m

Ngukurr Public Swimming Pool

Public Swimming Pool



Ngukurr Rd, Ngukurr NT 0852, Australia

**COUNCIL SERVICES & INFRASTRUCTURE
DIRECTORATE REPORT**



ITEM NUMBER 16.5
TITLE Application PA2015/0898 - Clearing of Vegetation Mataranka
REFERENCE 626131
AUTHOR Sharon Hillen, Director of Council Services and Infrastructure

RECOMMENDATION

- (a) That Council receive and note the report on the Application PA2015/0898 Clearing of Vegetation in Mataranka.
- (b) That Council provide a submission based on the information listed below with regard to the application PA 2015/0898 Clearing of Vegetation Mataranka.

BACKGROUND

The application is for the clearing of vegetation on Lot NTP 7204 at the intersection of Stuart Hwy and Roper Hwy covering 30% (913 ha)of flat land on the property for the purpose of growing and cultivating Indian Sandalwood trees for the extraction and production of Sandalwood oil.

ISSUES/OPTIONS/SWOT

Nil

FINANCIAL CONSIDERATIONS

Nil

ATTACHMENTS:

- 1 Native Veg Clearing APPLICATION - Stylo.pdf
- 2 Clearing Lot 7204.pdf
- 3 Clearing Application notes and maps2 - Stylo.pdf
- 4 Erosion Risk Management Plan for Stylo.pdf

Statement of Effect (Attachment B)

46(3)a

NT Planning Scheme

10.2 CLEARING OF NATIVE VEGETATION IN ZONES H, A, RR, RL, R, CP, CN, RD AND WM AND ON UNZONED LAND

10.2.2. This clause does not apply if the clearing of native vegetation is required or controlled under an Act in force in the Territory, or is for the purpose of:

- (a) **A firebreak up to 5m wide along the boundary of a lot having an area of 8ha or less, unless otherwise specified by a Regional Fire Control Committee; or**
- (b) **A firebreak up to 10m wide along the boundary of a lot having an area greater than 8ha, unless otherwise specified by a Regional Fire Control Committee; or**
- (c) **An internal fence line up to 10m wide on a lot having an area greater than 8ha.**

Clearing is proposed to take place on NTP 7204 and the lots to be cleared will be for a total of 849 ha that will be used for growing Sandalwood

Regarding 10.2.2.a/b/c the goal of this proposal is to clear the areas identified to maximise the area suitable for the purpose of cultivating irrigated Indian Sandalwood plantations and as such, clause 10.2 shall apply.

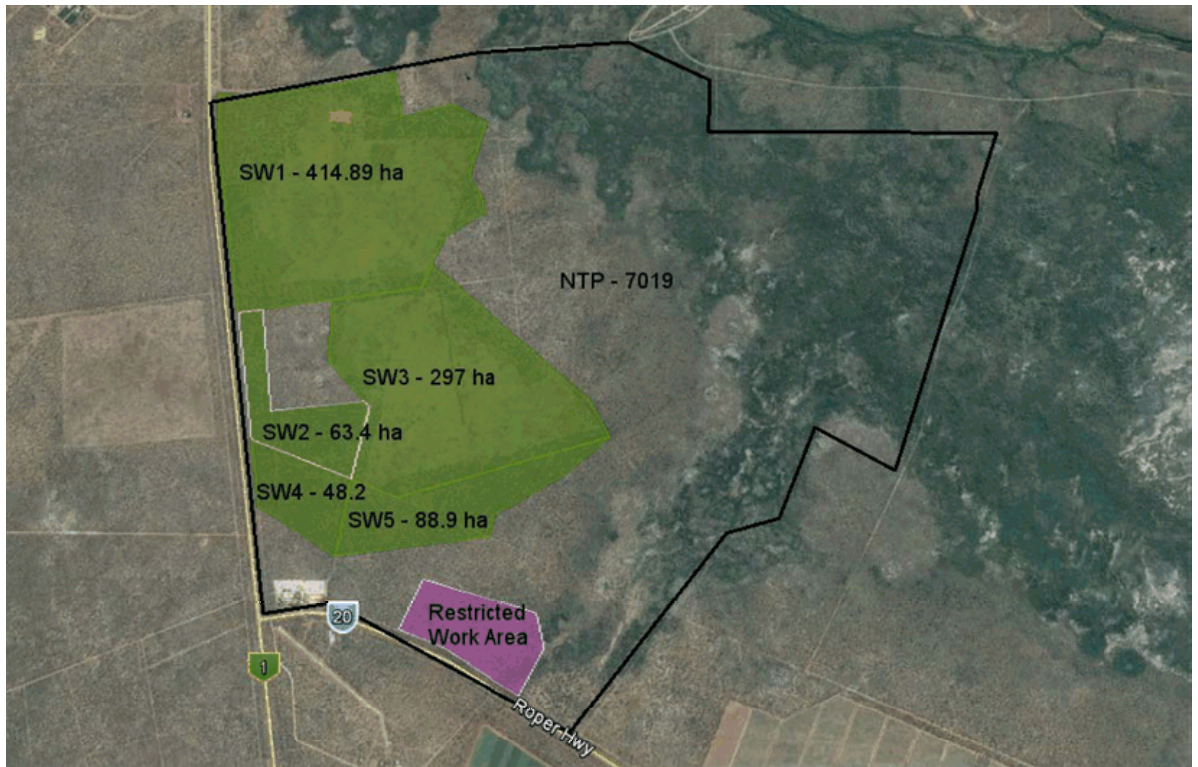
The selected sites have been carefully selected and mapped using a soil grid survey. If approved and developed the total area of cleared land would be approximately 913ha.

Approximately 75% of the area intended to be cleared has been previously cleared by the former owner for grazing purposes. The sparse re-growth vegetation in these areas can be seen on the images.

TFS intends to use Drip irrigation which maximises the efficiency of land use, maximises efficiency of water application and minimises losses to evaporation and leaching. The drip system applies water directly to the roots of the trees and can be very accurately controlled through automation and moisture monitoring equipment. TFS has drilled 7 successful test bores which will become production bores and service the plantation area, estimated to be 849 ha.

The balance between the cleared area (913 ha) and the planted area (849 ha) will allow TFS to pick the best land possible for Sandalwood and will be used for access roads as well as fire control

The plantations are all surrounded by well-maintained mineral earth fire breaks of 20-30m depending on the risk level of the boundary



This map shows proposed clearing areas in green.

10.2.3. The clearing of native vegetation is to:

- (a) **Avoid impacts on environmentally significant or sensitive vegetation.**

See NRM report attached.

- (b) **Be based on land capability and suitability for the intended use.**

TFS already have the Government soil classification map which gives a high level of confidence as to the suitability of most of the soil on cleared land at Stylo for Sandalwood plantations. However, to confirm this is correct and identify soil quality parameters more accurately a more detailed soil survey (400m grid) has been completed using soil pits to 3m in depth. This process is costly and time consuming but is necessary to avoid developing land that would be unsuitable for establishment of valuable SW plantations.

To do that a 400mx400m grid is applied on the land. Each square of the grid is subjected to a soil test at a range of depths. Pits are dug at each site and the soil is described to a depth of 3m. Samples are also taken from each horizon to 3m and sent away for analysis. Tests are both for physical and chemical properties. If the soil is deemed marginal or unsuitable, more grid points around that area are done to accurately map the boundaries of suitability. None of the unsuitable areas will be developed unless needed for access roads or other logistical necessities.



Stylo - Soil Pit 8204 – Surface. Sparse re growth vegetation in a previously cleared area

Once soil mapping is completed the next step is to do a soil management plan based on the actual area to be developed. This identifies erosion risk and management strategies for that risk. It then forms the basis of the roads, land development and irrigation designs ensuring that soil management is paramount to the overall farm design. Some of the cleared area was excluded due to rock content. TFS already have over 4000ha of established plantation on similar soil types in this region ranging from newly planted to over 4 years old.



Stylo - Soil Pit 8204 – Soil Profile

(c) Avoid Impacts on drainage areas, wetlands and waterways;

There are no known such areas, wetlands or waterways within the proposed development area on NTP 7204

(d) Avoid habitat fragmentation and Impacts on native wildlife corridors;

TFS does not believe that there is the presence of essential habitats on the area to be cleared. From a fauna perspective, there would still be around 70% of the land area left untouched and some of this native vegetation is between the proposed cleared areas to allow habitats for fauna and corridors for fauna to move around.

(e) **Avoid impacts on highly erodible soils.**

The flatter areas of the property have been selected for clearing in the past and the areas outlined in this proposal are adjacent to the existing areas on the flatter land. An erosion management plan will be implemented and the slope is considered by TFS to be suitable for the purpose of clearing native vegetation to increase and optimise the area used for growing Indian Sandalwood and its associated hosts

10.3 CLEARING OF NATIVE VEGETATION – PERFORMANCE CRITERIA

10.3.2. An application for the clearing of native vegetation is to demonstrate consideration of the following:

(a) **The *Land Clearing Guidelines* (as amended from time to time) by the Department of Natural Resources, Environment and the Arts;**

I have read the guidelines and I believe that my proposal is consistent with them, regarding the method of clearing, TFS propose to use a chain between two bulldozers to pull the timber initially then windrowing of timber will be taking place. Windrows will then be burnt. Last the soil will be stick raked finishing the clearing. Regarding timing, mid-late dry season for pushing and windrowing, burning will be done when conditions are suitable.

The following table shows a timeline for the proposed development:

Step	December				January				February				March				April				May				June				July					
	Week1	Week2	Week3	Week4	Week1	Week2	Week3	Week4	Week1	Week2	Week3	Week4	Week1	Week2	Week3	Week4	Week1	Week2	Week3	Week4	Week1	Week2	Week3	Week4	Week1	Week2	Week3	Week4	Week1	Week2	Week3	Week4		
Cleaning Permit																																		
RVB - Deal																																		
Excavator																																		
Cutting (Post-Action)																																		
Subsidiary (post)																																		
Complete (Post-Action)																																		
Site Setup																																		
Vegetation II																																		
On-Track																																		
Musty																																		
ADN																																		
Ground Prep																																		
Special Pk																																		
Delays																																		
Power Upgrades																																		
Cable Issues																																		

(b) The presence of threatened wildlife as declared under the Territory Parks and Wildlife Conservation Act;

See NRM report attached

(c) The presence of sensitive or significant vegetation communities such as rainforest, vine thicket, closed forest or riparian vegetation;

There is no presence of significant vegetation communities on the area proposed for clearing. The area is solely composed of native forest.

(d) The presence of essential habitats, within the meaning of the Territory Parks and Wildlife conservation Act;

TFS does not believe that there is the presence of essential habitats on the area to be cleared. From a fauna perspective, there would still be around 70% of the land area left untouched and some of this native vegetation is between the proposed cleared areas to allow habitats for fauna and corridors for fauna to move around.

(e) The impact of the clearing on regional biodiversity;

In 2008 TFS commissioned an independent fauna survey of its plantations to assess its ability to shelter fauna as well as assess its diversity. Sustainable growth is of the utmost priority to TFS and the fauna survey conducted from 28/01/2008 until 09/02/2008 in Kununurra showed wonderful results in that 105 species of bird were living in our sandalwood plantation as well as a few mammals, reptiles and invertebrates (Full list in Annexure). It has been noted in this survey that the plantations add to the diversity of the regional habitat to the extent that it gave an extra layer of resistance against Cane Toads (*Bufo marinus*).

An added advantage is that TFS plantations grow for a minimum of 15 years allowing time for fauna to actually establish on our plantations as proved by our 2008 survey.

(f) Whether the clearing is necessary for the intended use;

The goal of this proposal is to clear parcels of land to maximise the use of the best soils on the property. This will allow better use of current land available, simplify irrigation setup and operation, reduce irrigation setup cost and maximize the suitable soil available for Sandalwood. The land must be cleared in order to develop for Sandalwood plantations.

(g) Whether there is sufficient water for the intended use;

TFS is currently a holder of the following water licence for NTP 7018/7204 TLAM05 (5800ML, Tindal Aquifer Mataranka). The licence will allow TFS to establish around 849 ha of irrigated plantations.

Water usage will be as follows:

Year	JAN. ML	FEB. ML	MAR. ML	APR. ML	MAY ML	JUN. ML	JUL. ML	AUG. ML	SEPT. ML	OCT. ML	NOV. ML	DEC. ML	TOTAL ML
2016	0	0	0	0	400	400	400	400	400	600	600	400	3600
2017	0	0	200	200	400	400	400	400	400	600	600	400	4000
2018 Onwards	0	0	400	400	600	600	600	600	700	800	800	300	5800

(h) Whether the soils are suitable for the Intended use;

TFS has gone to great lengths to assess the soils by completion of a 400mx400m grid over the entire area, full pit descriptions and lab analysed samples.

All the areas identified for clearing have been fully described and analysed and are deemed suitable soils for cultivating Indian Sandalwood

(i) Whether the slope is suitable for the intended purpose;

An erosion management plan will be implemented and the slope is considered by TFS to be suitable for the purpose of clearing native vegetation to increase and optimise the area used for growing Indian Sandalwood and its associated hosts

(j) The presence of permanent and seasonal water features such as billabongs and swamps;

There are no permanent or seasonal water features such as billabongs or swamps on the proposed development areas.

(k) The retention of native vegetation adjacent to waterways, wetlands and rainforests;

There are no known such areas, wetlands or waterways within the proposed development area on NTP 7204

(l) The retention of native vegetation buffers along boundaries;

Some of the proposed clearing areas are adjacent to the property boundary. There are several areas where TFS wants to clear to the boundary:

- On 7204, there is a buffer of trees on the road reserve (Stuart Highway) which provides a width of native vegetation between the road and the boundary. TFS would like to clear up to the boundary on the west side of 7204 for the following reasons-
 - o There is already a 90m buffer between the road and the boundary fence
 - o Leaving a 200m buffer in addition would exclude 70 ha of the best soils on the property. TFS have gone to great extent to identify and utilise the most arable soils for this valuable crop.

- Leaving a 200m buffer of trees presents a major fire risk, particularly with close proximity to the Stuart Hwy and Mataranka Township.
- Leaving a 200m buffer of trees presents a major termite risk
- It is proposed that the southern area of 7204 on the Roper Hwy will be left with a wide buffer between the plantation and the road. This buffer will also be between the trees and the sacred site named on the map 'Restricted Work Area'

A fire break will be maintained around all boundaries and around irrigated areas to protect the property and valuable crop from wild fire or fires entering from neighbouring properties.

(m) The retention of native vegetation corridors between remnant native vegetation;

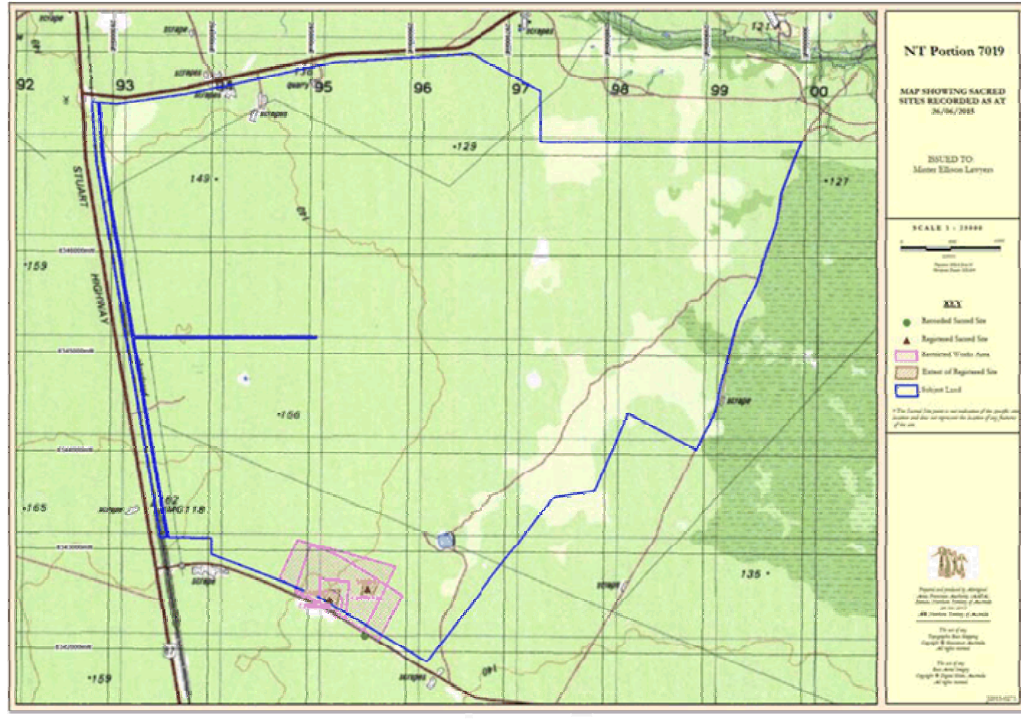
NTP 7204 will retain the majority of its area under native vegetation post clearing and some of this is between the cultivated areas allowing fauna to move throughout the property without going through the cultivated area; As Sandalwood and its hosts provide a forest environment within a few years, many creatures also live and move within the plantation itself.

(n) The presence of declared heritage places or archaeological sites within the meaning of the *Heritage Conservation Act* and

TFS takes very seriously its responsibility towards the respect of aboriginal sacred sites and heritage.

(o) The presence of any sacred sites within the meaning of the NT Aboriginal Sacred Sites Act.

There is a sacred site located on NTP 7204 (see attached map below). The area proposed for development has taken this into consideration and TFS have excluded this area from the development proposal.



46(3)a

Land is already being used for agricultural purposes

46(3)b N/A

46(3)c N/A

46(3)d

This clearing program will allow establishment of a fully forested area over the next 15 years increasing the biodiversity of the area where the Sandalwood plantations are grown.

46(3)e

The area was partly developed to more intensively graze cattle. After soil tests were performed on the land, TFS were able to pinpoint with great accuracy if any of the land could potentially be unsuitable to the growth of Indian Sandalwood. The effect of the development on the land will be to provide a water system that by design does not promote erosion as well as increase biodiversity and re-join parcels of land that would otherwise remain unexploited.

46(3)f N/A

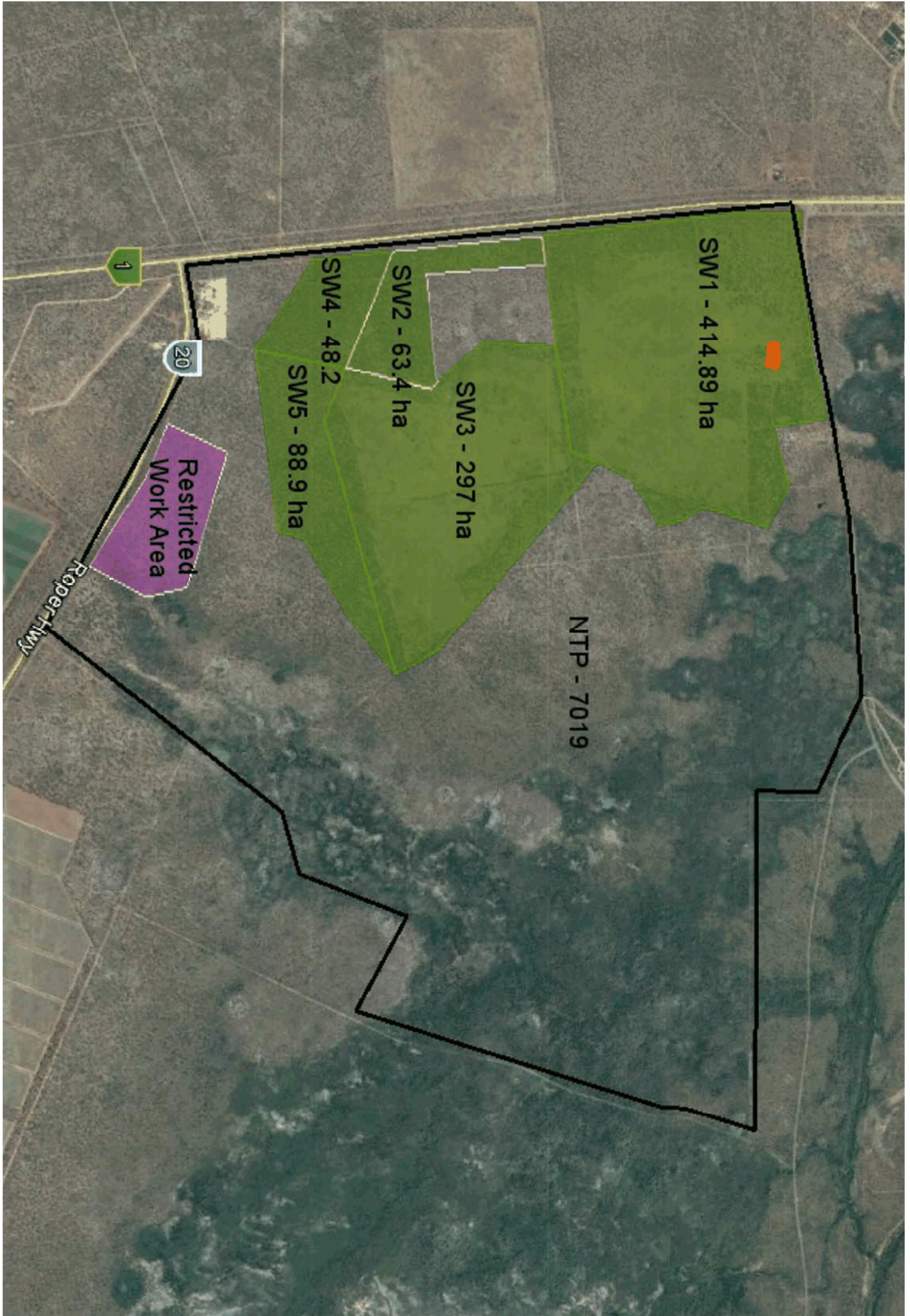
46(3)g N/A

46(3)h

The clearing of vegetation on the site will have no negative impact of the amenity of neighbouring properties. The clearing only affects small sections of boundary areas and the other boundaries have wide buffers within the road reserves. The cleared area itself will be reforested with Sandalwood and its hosts on an area of 849ha. The balance will be selected areas identified for access and fire control largely surrounded by native vegetation.

46(3)j N/A

46(3)k N/A



SUMMARY OF PROPOSAL AND GENERAL DESCRIPTION

Introduction

TFS began operating in 1999. It is the only fully vertically integrated Sandalwood Company in the world solely dedicated to the production of Indian Sandalwood (*Santalum album*) oil. TFS grows, manages and harvests its own trees as well as investor owned plantations, producing pharmaceutical grade oil as well as other sandalwood products for the world market.,

For the oil market, the oil produced is pharmaceutical grade and TFS have a 20 year supply agreement with Galderma to supply oil into a range of skin products. TFS also markets native Australian Sandalwood oil with products through our company Mt. Romance in Albany WA.

Sandalwood trees are a parasitic tree that requires a host tree to be able to access some of the nutrients in the soil to help its growth. In order to collect oil the trees must develop heartwood. This heartwood will be processed to extract pure sandalwood oil that has a current value of USD \$4,500/kg.

To obtain oil of good commercial quality TFS grows its trees for a minimum of 15 years before harvesting.

TFS currently manage around 10,000 ha of irrigated Sandalwood in WA, NT and QLD.

On the following page is a map of NT Portion 7204 on Stuart Highway - Mataranka referred to as Stylo.

Description of proposal

The goal of this proposal is to clear 913Ha on lot 7204 of which 849 ha will be used for Indian Sandalwood production.

On the areas designated for Sandalwood production, the irrigation system planned for Stylo will be similar to Existing TFS owned properties in the NT such Taylors Park, Eagle Park and Midway Station. The system is a drip irrigation system that involves pumping water from a bore through an underground pipe network delivering water straight to the trees through a system of risers and drip tube.

This system requires a high level of capital expenditure to setup but has many desirable outcomes:

- Reduction of water usage as the water is brought through an underground piping system and surface drip tube system that delivers exactly the requirements of the trees.
- No channel system as in a flood irrigation system

- No need to flood the soil with chemicals when fertilizing is needed, as the drip irrigation allows for a complete control of the delivery of fertiliser to the trees using a fertigation system.

The key to a high quality irrigation system is in the design of the system. A good design ensures construction cost is minimised, the system is capable of delivering the flow rates required and the installation is as simple as possible. TFS uses a specialist independent designer from MWH to develop the designs.

On top of that a drip irrigation system requires the use of a square land layout which is more efficient in terms of land usage than a circular layout used in a pivot irrigation system.

The cleared areas suitable for irrigation and with water availability and allocation will be used for growing Sandalwood trees and their associated hosts. The map below shows the projected areas to be established to Sandalwood plantation.

Site selection

Site selection was done according to soil tests conducted in order to determine which was suitable for Sandalwood production. The complete area if successful will be around 30% of the entire property area.

Drip irrigation allows saving water by delivering it exactly where it is needed, at the root of the tree, whereas overhead or sprinkler type applications shower the plants and trees leading to excess water consumption and losses through evaporation and leaching.

In drip irrigation systems the ideal shape of a field is rectangular.

Description of Environmental Factors

There is lots of similar landscape in the surrounding area.

Due to the nature of TFS's activity i.e. growing sandalwood trees, the areas cleared will be fully reforested with a diversity of Sandalwood trees and associated host trees. The photos below show a typical Sandalwood forest at different ages.



A Sandalwood plantation less than 2 years old



A mature SW forest aged 13 years

Fauna

In 2008 TFS commissioned an independent fauna survey of its plantations to assess its ability to shelter fauna as well as assess its diversity. Sustainable growth is of the utmost priority to TFS and the fauna survey conducted from 28/01/2008 until 09/02/2008 in Kununurra showed wonderful results in that 105 species of bird were living in our sandalwood plantation as well as a few mammals, reptiles and invertebrates (Full list in Annexure). It has been noted in this survey that the plantations add to the diversity of the regional habitat to the extent that it gave an extra layer of resistance against Cane Toads (*Bufo marinus*).

The NRM report is attached which lists the flora and fauna of significance in the Stylo region. An added advantage is that TFS plantations grow for a minimum of 15 years allowing time for fauna to actually establish on our plantations as proved by our 2008 survey.

Social, Cultural and Economic

Stylo has a history of grazing. It has been grazed largely on native grasses with some small areas of improved pasture. The irrigable land is now designated by TFS for the growth of Indian sandalwood trees and its associated host trees.

One of the main social contributions made by TFS to the region is human resources and employment. TFS will bring people into the region a large workforce. This in turn will create a stronger more diverse community that will be multifaceted with farming.

TFS expect that a workforce including 6 permanent workers as well as up to 40 casual staff would be required to operate this property once developed. They will be housed in a combination of standalone houses and a work camp on site. Some management staff and contractors from Katherine will also visit on a regular basis and will be accommodated on site where possible but also utilise the accommodation facilities in the Mataranka Township.

The presence of another industry will have a big economic impact on a town such as Mataranka from the local shops to the service industries and hotels.

TFS currently employs up to 160 staff in the NT, spread between its properties at Taylors Park and Midway.

To date, TFS has made a significant investment for development and maintenance of its current Northern Territory operation, which comprises of 4 properties in Katherine Region and 4 properties in Douglas Daly:

- 38 permanent staff (\$2.2 million/yr), up to 100 casuals (\$1.8 million/yr) and up to 45 contractors (\$1 million/yr)
- TFS has invested \$25 million in land acquisition

- TFS spent \$150 million over the past 4 years in Katherine and the Douglas Daly
- TFS is currently building a \$3+ million nursery in Katherine

Description of Adjacent land uses

There are some neighbouring properties which graze cattle on largely native vegetation and native pastures. The neighbouring properties are also growing mangoes and melons.

Aboriginal/sacred site clearance

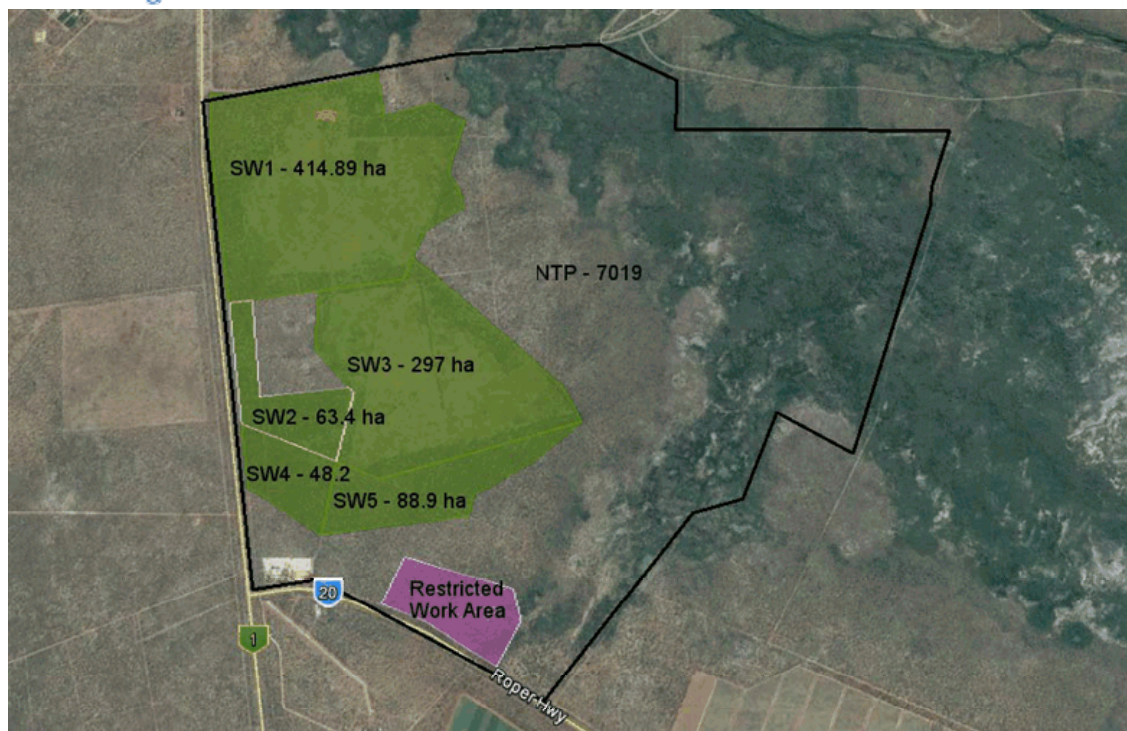
There is a sacred site located on NTP 7204 (in purple on the attached map below). The area proposed for development has taken this into consideration and TFS have excluded this area from the development proposal.

Size of proposed clearing

Location

The proposed clearing areas are shown below. This map shows a basic layout of the proposed areas to be cleared in green (Sandalwood). In red is a housing area not subjected to clearing.

Image of the site



Buffering

Stylo is surrounded by native vegetation. There is buffering between the Stuart Highway and the NPT 7204 boundary. TFS propose to clear native vegetation to the boundaries in areas near the Stuart Highway utilising the native vegetation in the road reserve as the buffer.

- On 7204, there is a buffer of trees on the road reserve (Stuart Highway) which provides a width of native vegetation between the road and the boundary. TFS would like to clear up to the boundary on the west side of 7204 for the following reasons-
 - o There is already a 90m buffer between the road and the boundary fence
 - o Leaving a 200m buffer in addition would exclude 70 ha of the best soils on the property. TFS have gone to great extent to identify and utilise the most arable soils for this valuable crop.
 - o Leaving a 200m buffer of trees presents a major fire risk, particularly with close proximity to the Stuart Hwy and Mataranka Township.
 - o Leaving a 200m buffer of trees presents a major termite risk
- It is proposed that the southern area of 7204 on the Roper Hwy will be left with a wide buffer between the plantation and the road. This buffer will also be between the trees and the sacred site named on the map 'Restricted Work Area'

There are no significant streams which require buffering within the proposed area.

Agricultural Capability

TFS already have the Government soil classification maps which gives a high level of confidence as to the suitability of most of the soil on cleared land at Stylo and surrounding properties for Sandalwood plantations. However, to confirm this is correct and identify soil quality at a more detailed scale TFS have done a detailed soil survey using soil pits to 3m in depth. This process is costly and time consuming but is a necessity to avoid developing land that would be unsuitable for our purpose.

To do that a 400mx400m grid is applied on the land. Each square of the grid will be subjected to a soil test at a range of depths. Pits are dug at each site and the soil is described to a depth of 3m. Samples are also taken from each horizon to 3m and sent away for analysis. Tests are both for physical and chemical properties. If the soil is deemed marginal or unsuitable, more grid points around that area are done to accurately map the boundaries of suitability. None of the unsuitable areas will be developed unless needed for access roads or other logistical necessities.



Stylo - Soil Pit 8204 – Surface

Once soil mapping is completed the next step is to do a soil management plan based on the actual area to be developed. This identifies erosion risk and management strategies for that risk. It then forms the basis of the roads, land development and irrigation designs ensuring that soil management is paramount to the overall farm design and ongoing operations.

- The row direction will be offset as much as possible against the slope of the fields
- Once cleared, only a narrow strip will be cultivated
- The natural grasses will be retained in the inter row so assist in holding soil together while the trees are establishing.
- For slopes greater than 2%, a vigorous grass such as Katherine Pearl Millet will be planted along the contours to act as a natural barrier for water flow therefore slowing the velocity of the water down as it moves down the slope...



Stylo - Soil Pit 8204 – Soil Profile

Description of Waste Management and pollution control

Site Access

The site is accessed via Homestead Rd (north) and Roper Highway (south) for NTP 7204.

Machinery

TFS intend to use a Dozer D7 for clearing work and small Kubota/John Deere tractors for all spraying and slashing. We also occasionally use quad bikes or Gators to go through the plantation for operations such as irrigation maintenance or pruning.

Tasks	Machinery
Clearing	Dozer D6-D8
Planting	Kubota 60HP
Ongoing Maintenance	Kubota 60-80HP, John Deere 110HP
Harvesting	Excavator 25T

Fire Management

Fire management is critical in all farming, but more so with long term tree crops. While irrigated plantations have low flammability, TFS take fire management very seriously and have a fire management plan and train staff in fire management. Key aspects of the fire management plan are about preventing a fire starting on the property or entering the property. In the early dry season, TFS conduct extensive control burning to reduce flammable material and forest areas around the plantations. The plantations are all surrounded by well-maintained mineral earth fire breaks of 20-30m depending on the risk level of the boundary.

Once the fire season commences TFS maintains a range of fire prevention equipment on farm including slip on units on utes for rapid response, fire trailers and fire trucks. In addition a grader is owned by TFS and can rapidly construct mineral earth firebreaks if required.

TFS run fire training for all fulltime staff. This includes live drills conducted during the control burning program to teach the team how to safely manage a fire response situation.

Weed Management

Spraying will be spot spraying by hand or general spraying on tractors. Slashing will be done with tractors. As the tree canopy closes, sunlight reaching the ground is reduced and weeds are less of an issue. Chemical use is quite low compared to traditional irrigated tree crops.

Initially weeds will be controlled with a combination of broad spectrum herbicides and cultivation. Once the tree plantation have been established, weeds are controlled by-

- Grass weeds- selective herbicides and targeted spraying using knapsacks and spot spray rigs.
- Broad leaf weeds-
 - Inter rows – shrouded sprayers using broad leaf selectives to retain grass cover between tree rows
 - Tree rows- Knapsack sprayers, spot spraying and targeted side nozzling (tractor). Some photo recognition spray technology is currently being trialled.

The main weed species which need to be controlled are-

- Hyptis
- Sida
- Senna (sickle pod)
- Chinese lantern
- Grass weeds

Impact on threatened species and biodiversity values

The cleared area will be planted with sandalwood trees and hosts which will have a tremendously positive impact on fauna diversity during a minimum of 15 years after planting.

Endangered species on Stylo

Please refer attachment NRM report.

Considerations for the Water Act

TFS is currently a holder of the following water licence:
NTP 7018/7204-TLAM05 (5800ML, Tindal Aquifer Mataranka). The licence will allow TFS to establish around 849 ha of irrigated plantations.

Considerations for the Waste Management and Pollution Control Act

None of TFS's activity on Stylo is relevant to the Waste Management and Pollution Control Act.

Erosion Risk Management Plan for 'Stylo Station', Mataranka NT

To accompany application for clearing permit at Stylo – NTP 7204



12 month old Sandalwood plantation at Taylors Park

Introduction

TFS began operating in 1999. It is the only fully vertically integrated Sandalwood Company in the world solely dedicated to the production of Indian Sandalwood (*Santalum album*) oil. TFS grows and harvests its own trees, produces its own oil and sells it on traditional markets for sandalwood oil (incense, perfume) as well as new markets such as pharmaceuticals through our joint venture Santalis Pharmaceuticals Inc. and cosmetics through our company Mt. Romance.

Sandalwood trees are a parasitic tree that requires a host tree to be able to access some of the nutrients in the soil to help its growth. In order to collect oil the trees must develop heartwood. This heartwood will be processed to extract pure sandalwood oil that has a current value of \$5,000/kg.

To obtain oil of good commercial quality TFS grows its trees for a minimum of 15 years before harvesting.

TFS currently manage around 10,500 ha of Sandalwood plantation across Northern Australia and is looking to expand further and plant trees on a new area at Stylo in the Mataranka region. TFS have already developed several properties in the Top End of NT which have similar topography and soil types TFS has been working on these properties since 2012 and now has a good understanding of soil types and erosion issues in these locations. This knowledge will be translated across to the Stylo property by the management team.

TFS has prepared this erosion risk management plan to accompany the clearing permit for the Stylo property NTP 7204



Planting Sandalwood Plantation on mounds -Kununurra

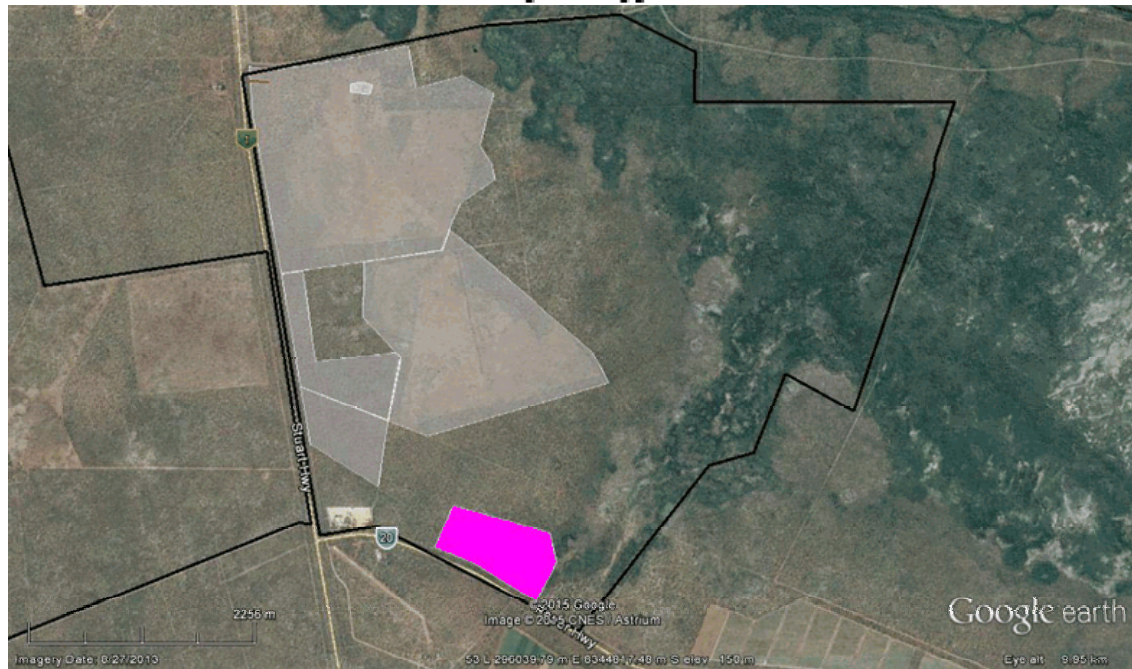
Description of Plan for Property

The approximate area breakdowns for the Stylo property are:-

- Total area of 9494 ha
- Planned to be developed at this stage to Sandalwood plantations 849 ha
- The first stage of the Sandalwood development would see 849 ha of plantations on the Eastern portion of Stylo (Lot 7204)

The previous land use involved improved pasture and native pasture for cattle grazing.

Below is an overview map of Stylo (NT Portion 7204). The areas in transparent white are the areas identified for clearing. The areas previously cleared can be seen on the image and make up approximately 75% of the area proposed to be cleared by TFS. Some of the areas outside of the polygons maybe arable for Sandalwood also but at present the water allocation restricts the areas to the ones highlighted. The area in Pink is a sacred site 'restricted work area' so has been excluded from the development application.



Soil types of area (including clearing area)

TFS has carried out 400m grid sampling of the soils on the Stylo property. These showed that the soil is generally classified as Blain Sandy Red earths. These Tenosols are ideal for growth of Sandalwood Plantations and are very similar to those found on 'Taylors Park' where TFS have approximately 1900 ha of established plantations.

Soil pit photograph of Blain Sandy Red Earth

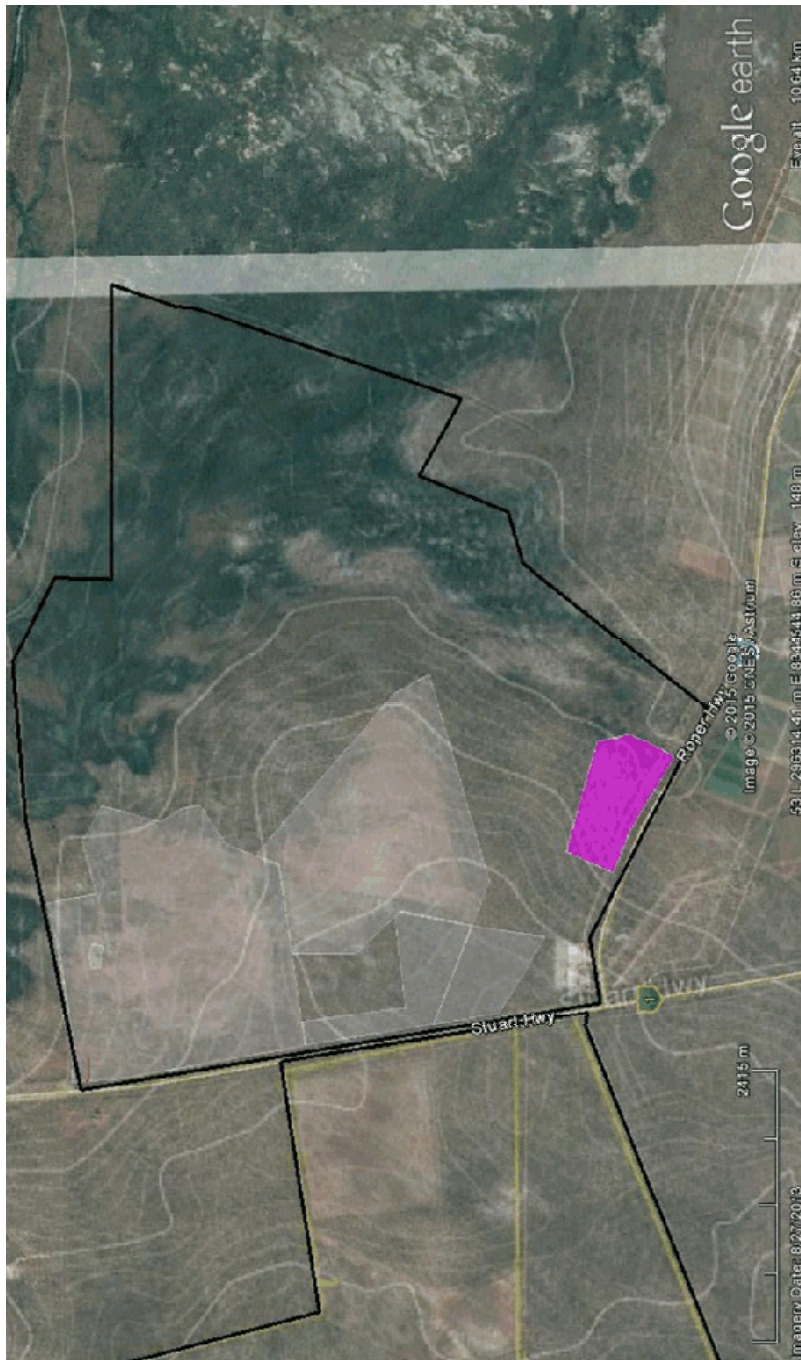


Description of area to be cleared

The proposed clearing site has been surveyed and a 2m contour map is shown below. The contours show that the majority of the property is very flat and that the proposed area for clearing is within the 2% slope range.

Check slope status

Topographic map for NTP 7204



Timing and sequence of clearing works for minimising erosion

Based on the slope assessment and the understanding of the soil types across Stylo TFS have developed the following plan for management of erosion issues relating to the clearing program.

Exact timing of work will depend on the wet season and is based on the assumption that we have a reasonably normal wet season with some scattered rainfall through until January and a period in January when ground conditions and soil moisture are suitable for machinery activity. If this is not the case operations will be delayed until conditions are suitable.

Timing	Operation
Jan 2016-February 2016	Clear with 2 x Dozers and chain once some rainfall has occurred to moisten soil and prevent trees breaking off underground when being pulled.
	Windrow timber, stick/pinwheel rake if required and burn while fresh
	Remove any timber remaining post burning to block centres or fire breaks
February 2016	Plough ground using offset discs
	Graderboard to bring to level
	Aerially sow with grass ground cover if insufficient natural cover
February-March 2016	Aerial spray of ground cover
April 2016	Final ground preparation work pre planting
	Installation of irrigation system
May 2016	Rip strip
	Lay tape
June 2016-July 2016	Plant

Due to the Stylo property being quite flat, the development there is considered to be a low risk for erosion compared to other sites that TFS have developed on similar soil types in the NT.

Clearing methods for minimal disturbance.

The physical clearing of the proposed site will be carried out with 2 x Dozers with a chain between.

This is the fastest and most economical way to remove the timber and if conditions are right, there is very little material left in the ground. There should be no requirement for cutter bar or deep cultivation if done correctly. The wide rakes will push the timber up into rows for burning whilst still maintaining some grass cover in between.

Ground Cover Management

Below is the TFS Ground Cover Management Plan for Stylo. There are two distinct soil management phases. The first is the higher risk development phase when the site is converted to be ready for plantation establishment. Once this is complete the much lower soil risk plantation management phases commences.

Development Phase (Land preparation for planting)

- The cultivation of the soil is kept to a minimum however there needs to be some level of cultivation to ensure the ground is smooth enough for operations for the next 15 years.
- The soil will be cultivated initially to break up clods and remains of the vegetation (offset discs).
- Some holes are filled in to make the area flat and smooth. (Grader board where necessary).
- The weeds are then encouraged to grow in order to provide cover for the cleared area. These will be sprayed out before seeding but left long enough to hold the ground together.
- The weeds will be managed but the tree rows will be cultivated (narrow strips) for the establishment of the plantation. These will be maintained relatively clean while the inter rows will be managed for a thick grass cover.

This phase of the development is all about minimising the soil disturbance and then minimising the length of time that any disturbed soil is exposed over the 3-6 months that land development activities may occur.

There are two different scenarios. The first is a dry wet season, the second a 'wet' wet season. The table below shows the intended approach under the two different scenarios.

TFS will assess conditions throughout the project and maintain flexibility in how we operate based on the weather pattern. The erosion specific risk mitigation strategies are outlined below.

Land management actions	Ground cover establishment (early January)	Contingency	
		Dry start to wet season (Decile 5 = November 26mm, December 89mm)	Wet start to wet season (Decile 10 = November 356mm, December 752mm)
Use of tractor and seed drill to plant cover crop - Millet @ 10kg/ha in strips along contours	Yes – if ground conditions suitable	Yes – if ground conditions suitable	Clearing will be delayed until later in wet season
For roads- roll over banks if required. Windrows flattened out so that roads and headlands do not create a drainage path		Construct roads when conditions are suitable	Delay construction until conditions suitable.
Use of existing seed bank for cover to protect topsoil , no machinery disturbance of soil	Quick establishment but weed issues	Quick establishment but weed issues	Clearing will be delayed until post wet season
Knockdown of cover crop with aerial spray application prior to planting operations	Spray for maximum retention of root mass	Spray in early March for maximum retention of root mass	Clearing will be delayed until post wet season

Plantation management phase (Maintenance of permanent ground cover)

This phase of management is about maintaining good ground cover and soil protection across the 15+ year plantation cycle.

Permanent ground cover will be retained using the existing resident pasture and promoting this across the plantation. The use of broadleaf selective herbicides allows the grass to proliferate. Once established, the lateral movement of the drip irrigation will maintain this grass over the dry season months. Early rains of the wet season allow the grass cover to proliferate once again.

This can be seen in the existing plantations at Taylors Park and Eagle Park, and Midway which have good levels of ground cover protecting the soil.

Plantation Layout / Row Orientation

Plantation design is carried out so as to deliberately avoid erosion risks. The fundamental principle is to avoid concentrating water which will lead to greater erosive forces. TFS take the following steps when designing a block:-

- Rows are orientated as best as possible to offset the slope. This prevents water from channelling along a tree row down the slope, creating gully erosion down a tree row. The concept is that water can follow its natural course rather than concentrate and channel runoff downslope, which can accumulate and break through at a weak point in the plantation. So this design prevents the concentration of water at any point.
- Trees are planted on flat ground, i.e. there is no mounding of tree rows as with other irrigated crops and other forms of forestry. Again this allows overland water flow to 'sheet' over the surface and not concentrate.
- No permanent surface formations remain after planting that have potential to concentrate surface water runoff.

- TFS have developed this method after much research within the horticultural industry and have used this method in establishing over 4000ha of sandalwood plantations in the Northern Territory with very minimal erosion.

Permanent ground cover and use of buffer strips

Once established our plantation is a long term crop. The trees protect the soil from erosive forces, protect soil structure and minimise soil movement. Relative to other forms of agriculture there is virtually no soil disturbance for 15 years once the trees are planted and little exposed soil. TFS encourage the growth of grass in the inter-row while keeping the tree rows free of weeds. Inspection of our existing plantation developments shows our record in soil protection.

The drip irrigation system allows for a maximum row length of 250m, therefore at every one of these set distances there is a maintained buffer strip of grass to slow water runoff. Headlands are 12m wide and are maintained during the wetter months with slashing.

7 month old sandalwood plantation showing established grass cover inter-row. Even in the tree rows, dead grass cover can be seen.



Erosion Controls on tracks and Firebreaks

On headland tracks within the plantation, vehicle traffic is kept to a bare minimum during the wet season months to promote grass growth and prevent wheel tracks becoming erosion gullies.

Where slope is high (>2%) as well as firebreaks and tracks are adjacent to bush land, roll-over diversion banks will be installed as required in accordance with DLRM Technical Note No. 8.

Monitoring and Maintenance

Regular weekly inspections will be carried out on this site throughout the wet season to ascertain if any remedial action is required to repair eroded areas. TFS has the necessary equipment on hand to construct preventative measures or repair damage if it occurs.

**COUNCIL SERVICES & INFRASTRUCTURE
DIRECTORATE REPORT**



ITEM NUMBER 16.6
TITLE Town Entry Statements
REFERENCE 627139
AUTHOR Sharon Hillen, Director of Council Services and Infrastructure

RECOMMENDATION

- a) **That Council approve one of the three designs for town entry signs:**
- I. **the Desert Waves Concept OR**
 - II. **Split Stands Concept OR**
 - III. **Steel Tubing Concept Town Entry Statement design.**

BACKGROUND

Council Services and Infrastructure is currently developing town entry statements that identify the places of importance within each town and contact telephone numbers for visitors.

The frame statement is important to the overall design. The frame should reflect our Region as it will be the same in every town.

ISSUES/OPTIONS/SWOT

Three design options have been developed and attached to this report:

- Desert Waves Concept
- Split Stands Concept
- Steel Tubing Concept.

Council is requested to endorse and approve one of these design options.

FINANCIAL CONSIDERATIONS

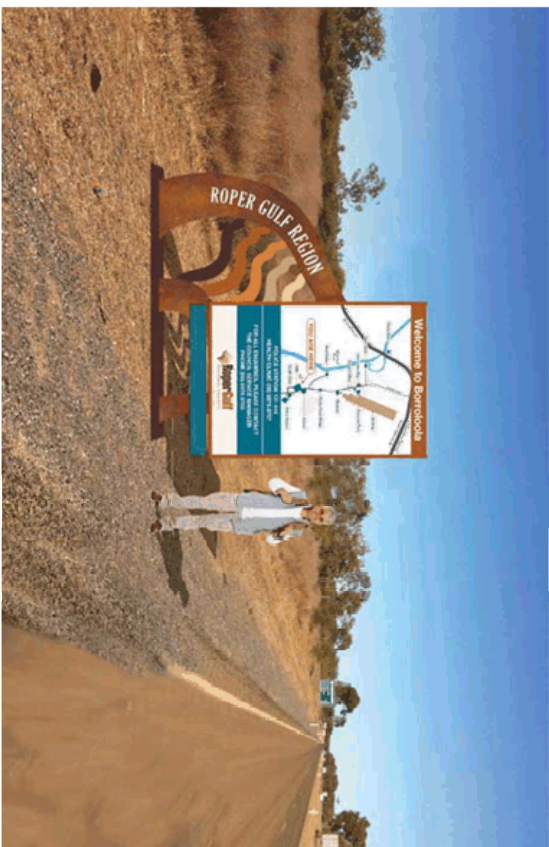
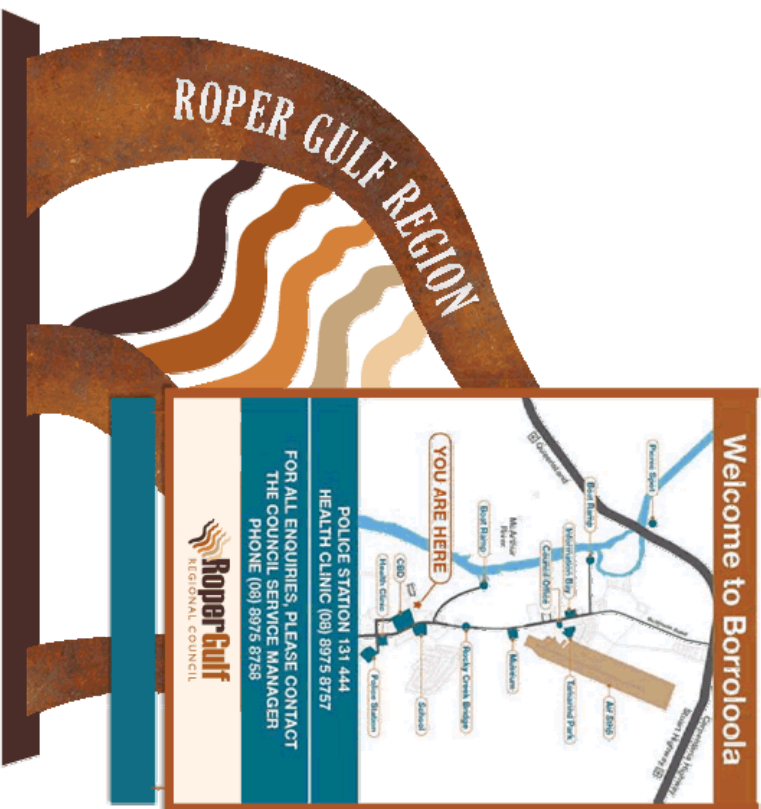
This project is fully funded through the 'Shire' to 'Regional' Funding to replace old timber routed signs.

ATTACHMENTS:

- 1 Armsign - design concepts.pdf



Desert Waves Concept



Materials

- Cut out Corten
- Polycure sign panel
- Painted aluminium
- Anodised aluminium letters

Rationale

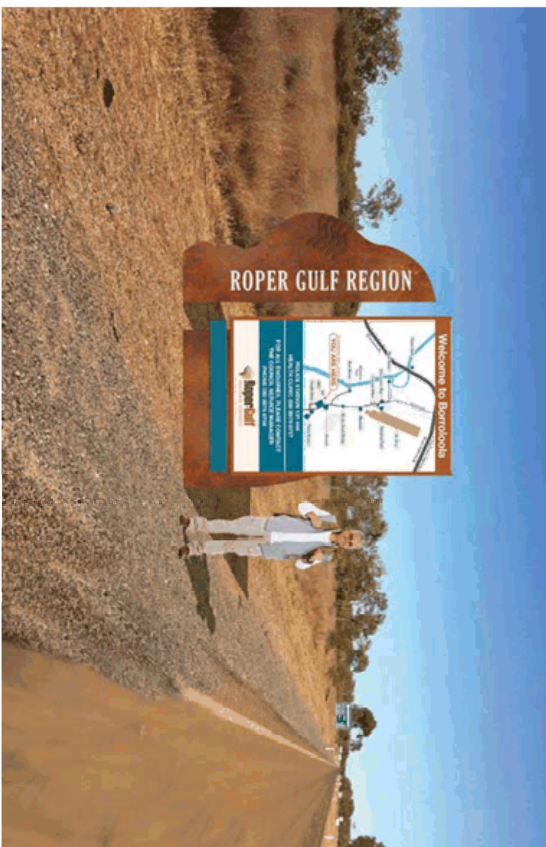
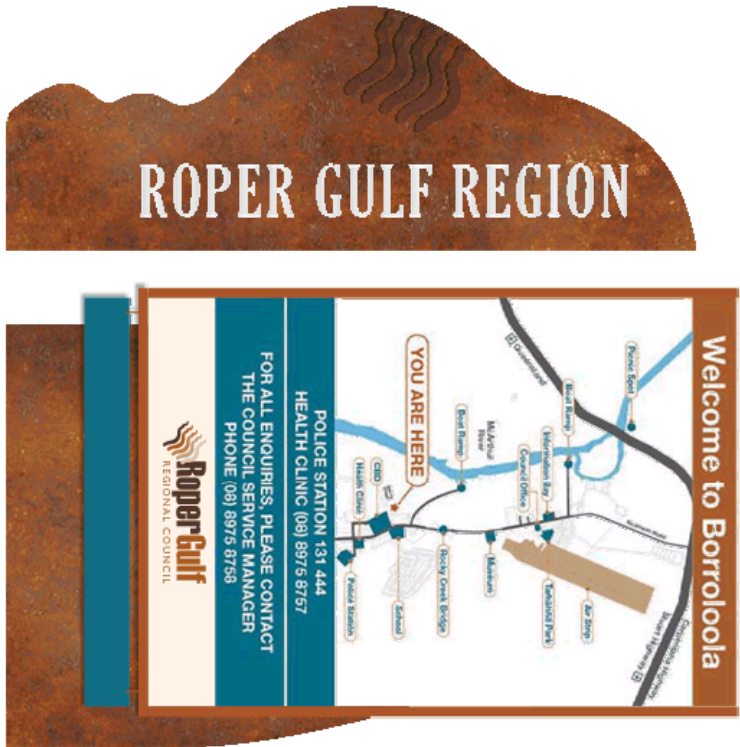
This concept would appear at various town entry sites throughout the Roper Gulf Region. It would be located roadside and would allow visitors to orientate themselves by viewing the attached map of the town.

This concept offers a significant Entry Statement by utilising organic, wavy shapes which relate to the Roper Gulf Regional Council logo.
The Corten is a suitable material because the rusting quality is considered a rustic feature of the design and works well in this environment.

signmakers • visual communicators • storytellers



Split Stands Concept



Materials

- Cut out and backed Corten
- Polycure sign panel
- Anodised aluminium letters

Rationale

This concept would appear at various town entry sites throughout the Roper Gulf Region. It would be located roadside and would allow visitors to orientate themselves by viewing the attached map of the town.

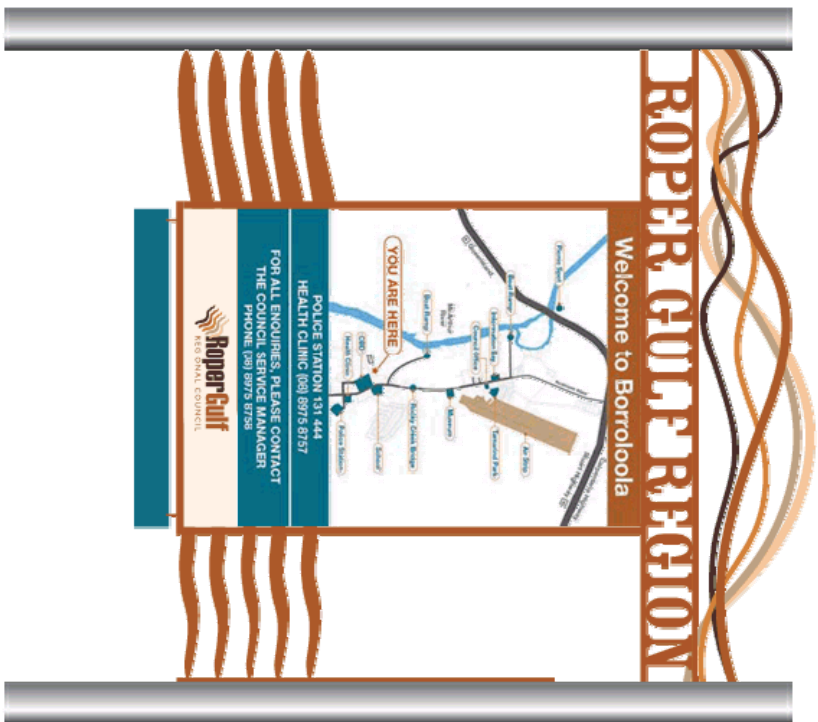
This concept features cut out and backed Corten in the shape of the Roper Gulf Regional Council logo. Having two separate panels breaks up the Corten and allows the visitor a glimpse at the environment between them.

The Corten is a suitable material because the rusting quality is considered a rustic feature of the design and works well in this environment.

signmakers • visual communicators • storytellers



Steel Tubing Concept



Materials

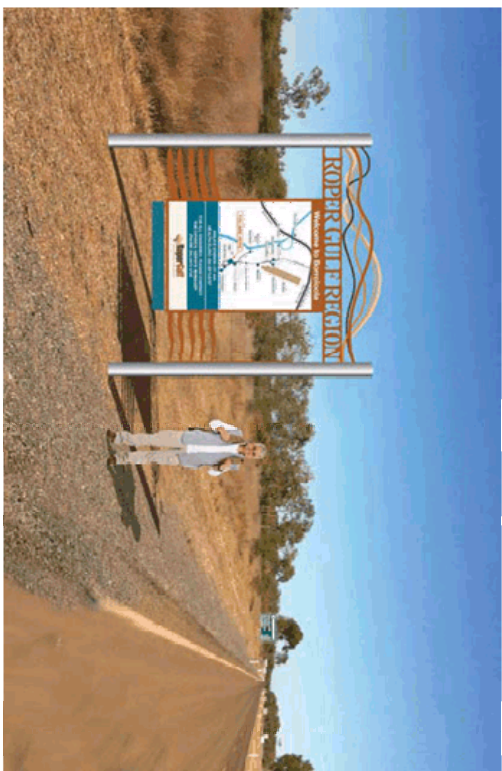
- Steel tube posts
- Polycure sign panel
- Painted aluminium

Rationale

This concept would appear at various town entry sites throughout the Roper Gulf Region. It would be located roadside and would allow visitors to orientate themselves by viewing the attached map of the town.

This concept features painted aluminium shapes positioned between steel tube posts. The wavy shapes echo the Roper Gulf Regional Council logo and add some softness to balance out the steel posts.

The steel tubing is a suitable material because the industrial appearance will stand out strongly against the natural environment.



signmakers • visual communicators • storytellers

COMMUNITY SERVICES DIRECTORATE REPORT

ITEM NUMBER	17.1
TITLE	Second Quarter Report – Community Services
REFERENCE	627162
AUTHOR	Marion Smith, Director Community Services

RECOMMENDATION

- (a) **That Council received and note the Second Quarter Report – Community Services**

BACKGROUND

The Directorate of Community Services includes the following Business Units:
 Community Development Programme (CDP)
 Night Patrol
 Community Services
 Youth, Sports and Rec.
 Remote School Attendance Strategy (RSAS)

Community Development Programme (CDP) - Janelle Iszlaub

As of 31 December 2015 we had 1290 Job Seekers on our books. Only 18 of the eligible jobseekers do not have a current Job plan. This is a remarkable increase from the 466 without job plans at the beginning of September. The notice of Breaches of the contract that was tabled at the last OCM in December has now been rectified and audits will take place at Beswick and Jilkminggan during January and Ngukurr in February.

The CDP has proved to be a more administrative process than past programmes and the workload and data complexity has increased. It is for this reason that a review of type of roles needed is presented in another confidential paper for Council to consider.

What has been shown is the model we have been trialing is working and it is with pleasure that we can demonstrate that the achievement for the period of December was:

Ngukurr/ Numbulwar region an increase from 35.9% in November to **42.9%** in December and for the Central Arnhem region an increase from 39.9% in November to our target of **60.5%** for December.

This was an incredible result for a dedicated team that worked right through to Christmas Eve inputting data and reports.

We had demonstrated that 60% is the breakeven target and although Ngukurr/Numbulwar are not quite there yet with new staff joining us at the end of January and some changes to the roles to maintain this level of performance, it is possible on a sustainable basis.

Night Patrol – Chris Cookson

Changes to Night Patrol Services away from the Sunday to Thursday 6pm to 2.30am of the past commitment begins in the third quarter and these changes will be reported on at the May OCM for the third quarter review and at Local Authority meetings as and when they occur.. Meanwhile the service delivery for the second quarter is as follows:

<p>Barunga</p>	<p><i>Barunga Team Leader and one senior officer completed Cert III Night Patrol Training and graduated in November of this year. As mentioned in the last quarterly report, their absence during this training cycle impacted on the professionalism of the team left in community and the struggle to maintain an efficient and reliable patrol was evident. Though disappointing, it did give the opportunity for others to step up and the positives were that younger officers and possibly more importantly, female officers did show signs of being able to take on a more responsible role when unsupervised. Barunga community still has a gambling issue and whilst a Night Patrol and Police visual presence is continued, this is no deterrent. Younger school age children are also prevalent around the houses hosting gambling games and Night Patrol officers receive verbal abuse almost constantly when they try to advise parents to get children home so they can attend school the next day. Younger females between the 13 – 17 age groups are observed almost nightly walking around in groups and refuse to be taken home when asked. All in all, this community has had a relatively quiet second quarter.</i></p>
<p>Beswick</p>	<p><i>Night Patrol recently lost the services of two very proactive patrollers including the incumbent Team Leader. Both of these two workers had only just completed the Cert III Night Patrol training and this has left a huge gap in the professionalism and knowledge of the Night Patrol team as a whole. Three new patrollers have been penciled in for the next training block starting January 2016 and hopefully this will lift the skill set and also mind set of the team. Vacant positions are advertised regularly but whilst a decent number apply, most of these are found to be unsuitable for the position of a patroller due to a previous alcohol, drug or violence history. A very proactive CSM continues to forward possible recruits and this is welcomed. Grog and gunja smuggling into community has been reported to Night Patrol staff and this information is relayed to Police. Incidents involving violence and /or self harm continue to be prevalent and are reported to the Police and the community clinic with the Night Patrol often at the forefront of attempted self harm attempts. Unfortunately calls to the local Police are often transferred to the Darwin call centre and staff is at times put on hold for up to 45 minutes. Night Patrol Cert III training did stretch resources but CDP participation alleviated this for a brief time. Kids walking the streets and generally being a nuisance (throwing rocks on roofs, minor damage to buildings etc.) account for a proportion of the teams time as well as the constant engagement with reputed VSA abusers. Recent employment of the three new officers as well as upcoming interviews for a new Team Leader will hopefully support a more robust and regular NP team.</i></p>
<p>Borrooloola</p>	<p><i>Borrooloola Night Patrol continues to work in a professional and capable manner. The incumbent Team Leader has a good understanding of her role and the community's issues and heads a supportive team with a now full complement of 6 in total patrollers. New schedules of evenings the patrol will operate will begin mid to late December as per community consultation. Cert III training will hopefully not impact on actual patrols carried out but the Team Leader and two officers will be engaged in this training and remaining staff will need to step up and take responsibility for the continuation of a professional and viable service. Two male officers have started recently and this has added versatility and the ability to work with a wider group of clients within the community. Large numbers of children walking the streets at night continue to take a lot of the Night Patrols time as well as the assistance to intoxicated persons. A supportive CSM has also been instrumental in fine tuning this</i></p>

	<i>community Night Patrol team. Regular contact with the local Police has been consistent.</i>
Bulman	<i>Bulman has had a pretty turbulent quarter with the Team Leader being absent for many weeks due to Cert III Night Patrol training and the resignation of a long serving officer. 4 officers now make up the Bulman team and recruitment for two more is underway. CDP involvement was maintained for much of the team leader's absence and this has transferred to two ex CDP participants becoming Night Patrol Officers. Gambling continues to be an issue for the Night Patrol staff and the follow on effect of this is young children wandering the streets whilst the parents are involved in these games. Reports also indicate a high frequency of verbal and sometimes physical disputes during and after the gambling sessions and verbal threats toward Night Patrol members occur frequently. Patrols to the outlying community of Weemol continue as standard nightly procedure.</i>
Jilkminggan	<i>Jilkminggan has a new Team Leader and five new officers but will need quite a lot of support from the Katherine based staff to help them come to grips with processes and procedures. New schedules are due to be put in practice but this will need to be monitored regularly as all six of the Jilkminggan Night Patrol have not been Cert III trained. It is envisaged that three, including the incumbent Team Leader will attend this training from mid January which will put pressure on the remaining three officers to maintain a viable presence in their absence. It has been hard not to "lower recruiting standards" just to get people into vacant positions but I am confident these new signings can step up and produce positive outcomes for the Night Patrol program. Quite a high number of young males wandering the community at night and congregating at the local school and Rec Hall has stretched NP resources and this had been exacerbated by shortage of NP staff through most of the reporting period. Horses have become a hazard walking through community and NP staff spends time chasing them off the oval etc. Assisting alcohol induced clients and attempting to stop the flow of grog into community from nearby Mataranka keeps the patrol on their toes but a positive has been a decrease in physical and violent abuse within the community.</i>
Manyallaluk	<i>Manyallaluk again has experienced a very quiet quarter. Issues had been with the Team Leader attending Cert III training and his partner (also a NP Officer) going with him leaving only one patroller in community. This unfortunately happened on occasion and resulted in 11 non patrol nights in this quarter. Advertisement for another Patrol Officer has been ongoing without success. Cert III training this cycle will again see one officer attending and again this could impact on a consistent patrol being sustained. Buffalo damage in community has been regular and NP has assisted in attempting to move these animals out of the community. Grog running into and through community is a regular occurrence and reports of suspicious vehicles travelling off major roads is passed onto Police immediately.</i>
Mataranka	<i>Mataranka Night Patrol continues to operate at a high level. The Team Leader has a positive influence on her staff and the reporting process is adhered to with very good nightly reports being submitted. Huge numbers of alcohol related "assists" within the male and female over 45 age group, coupled with Nightly reports tend to indicate that these clients are leaving the "pubs" at closing time and congregating in the park area to continue drinking until the early hours. Night Patrol continues to follow the Duty of Care principle to take alcohol</i>

	<i>affected clients to a safe environment as the reported instances of near misses on the main highway are very real. A new 7 night schedule will roll out early January but the reality of this being a viable routine looks unlikely with one staff member attending the next round of Cert III training and rostered days off for the remaining 4 staff impacting on numbers of staff available for shifts.</i>
Minyerri	<i>Minyerri has been producing good results with regard to maintaining a presence at night and getting children home so they can attend school the next day. One patrol officer is on a final warning for non attendance at work but the Team Leader has shown good leadership skills to keep the remainder of her team focused and professional. An unfortunate incident where the Night Patrol vehicle was attacked by intoxicated community members has seen the team foot patrolling since early November and this has impacted on the patrols ability to properly canvas the whole community professionally and expediently. There is a huge issue regarding support for this team when it is realised that Night Patrol is the only RGRC entity in community.</i>
Ngukurr	<i>Ngukurr runs two teams in separate vehicles every night. This helps to quell situations that could erupt with the quick response of up to 7 officers if required. Ngukurr can get very volatile very quickly and recent family feuding has seen Night Patrol members to the forefront in attempting to defuse these confrontations. By having senior community members within the Night Patrol team with the respect of the community, many incidents are stopped before they get out of hand. Children walk the streets until all hours and large numbers are transported home or to a safe residence so they can attend school the next day. Groups of young adults are also prevalent and the instances of attempted break ins or intentional damage to park equipment, trees, buildings etc. is nearly a nightly occurrence. Cert III training had also impacted on team cohesiveness but with the recent graduation of a team member on completion of this training, it is hoped this knowledge gained will be passed on to the team through on job direction and mentoring.</i>
Numbulwar	<i>Numbulwar continues to work well as a Night Patrol service and through solid mentoring and support from both the CSM and the Community Safety Officer, has had a very inspiring quarter. Continued accolades from both Police and the clinic to the Night Patrol team for their help in life threatening situations where the patrol was to the forefront of getting clients to safe locations so help could be administered have reiterated the importance of a well supported team. Self harm has been an issue within community as well as children walking the streets and causing mischief i.e. throwing rocks on roofs, damaging school buildings etc. are common place and Night Patrol receives abuse from these children both verbal and physical. Cert III Night Patrol training did interrupt the seamless flow of the patrol to start with but with his successful completion of Cert III NP training, a full team is now back on board</i>
Robinson River	<i>This community continues to lead the way with regard getting children home so they can attend school the next day. Robinson River has 3 patrollers but due to one attending Cert III training for the passed 8 months, patrols became sporadic as leave, sorry business and ceremony impacted on scheduled routines. Grog coming in from Borroloola is something the patrol has to put up with as it is nearly impossible for Police from Borroloola to make the 2 hour trip to Robinson River to "catch" people in the act. Will need to replace one of the teams Gators in the very near future.</i>

Community Services and Youth, Sports and Recreation

It is with regret that neither manager had completed reports during this period and despite efforts of the administrative staff these cannot be found on the G: drive. We are reconstructing from other data and setting up new templates to address this by the third quarter.

As per decision of Council these two former units have been bought together and will be known as the Community Services Business Unit that embraces all activities that are community based except employment (CDP) and safety(NP). We have appointed Bob Brewster on a contract to develop the structure of this unit as approved by Council at its December meeting. Bob is a former Special Administrator and an accountant. An assessment of all funded programmes, the capability as well as the sustainability of the programmes will be presented to Council at its meeting 30 March 2016

Remote School Attendance Strategy (RSAS)

The RSAS contract came to an end on 31 December 2015. PM&C requested that an extension be offered to the RSAS team to 31 January 2016. At time of writing only one took up the offer although others might after their return from Christmas and New Year leave work with youth through the Sports and Rec team - Holiday Programme.

The RSAS team was notified of the pending decision that RSAS was to be delivered by the Schools and only one School due to Principal resignation took up the new contracts. The existing staff were encouraged to make contact with their relevant schools to continue their employment through the new contract.

PM&C asked if Council was able to extend its services for the Numbulwar area at a price of \$325,000. At the last meeting of Council it was recommended not to accept the offer from PM&C but to go back and negotiate the level of funding that would be cost neutral to Council of \$375,000. After several calls and data exchange PM&C agreed to Council's figure of \$375,000. This is the full year figure to 31 December 2016 however the contract is an 'up to' date and therefore may come to an end at a earlier date if the Numbulwar school is ready to take up the contract.

Assets identified:

Vehicles

Location	Asset Number	Asset Description	Vehicle Type
HQ	70545	CA02ZW TOYOTA HILUX S/CAB	4WD Hilux
HQ	70534	CB45GP (995277) TOYOTA HILUX	4WD Land Cruiser
Barunga (Bamyili)	70830	CB29YM TOYOTA HIACE 14 SEATER SCHOOL BUS -	Hiace Buses <10 peop
Beswick (Wugularr)	70829	CB28XQ TOYOTA 14 SEATER HIACE SCHOOL BUS	Hiace Buses <10 peop
Bulman (Gulin Gulin)	70458	927478 TOYOTA TROOPCARRIER	4WD Land Cruiser
Jilkminggan (Duck Creek)	70828	CB29IK TOYOTA - 14 SEATER HIACE BUS	Hiace Buses <10 peop
Ngukurr	70835	CB32BW TOYOTA HIACE 14 SEATER BUS AUTO	Hiace Buses <10 peop
Numbulwar	70837	CB32BX HIACE 14 SEATER BUS AUTO	Hiace Buses <10 peop

Furniture

1 x Workstation desk	Barunga
18 stacking chairs	These split between sites
6 x Ergo Style office chairs	One each site
6 x Lumix digital cameras	One each site
1x digital camera	Barunga

At this point in time we are not sure what PM&C's requirements are for these assets.

ISSUES/OPTIONS/SWOT

Nil

FINANCIAL CONSIDERATIONS

Nil

ATTACHMENTS:

There are no attachments for this report.

**CONTRACTS & TECHNICAL SERVICES DIRECTORATE
REPORT**



ITEM NUMBER	18.1
TITLE	Request for Quote - engineering, asset management and design consultancy for various projects
REFERENCE	623510
AUTHOR	Marc Gardner, Director Contracts and Technical Services

RECOMMENDATION

- (a) **That Council receive and note the report on the current request for quote – engineering, asset management and design consultancy for various projects.**

BACKGROUND

On the 7th January 2016, a request for quote for engineering, asset management and design consultancies was published on Tenderlink.

The purpose of this request for quote is to seek quotations of suitably qualified and experienced engineering firms to undertake a range of design, asset management and estimation works at various locations throughout the Council areas.

The successful company/s will be working closely with the Director Contracts and Technical Services and Director Council Services and Infrastructure during the implementation of the following projects:

- Project 1: Road and Storm Water Drainage Audit
- Project 2: Barunga Traffic Management
- Project 3: Drainage Plan Lot 57 Barunga
- Project 4: Intersection Upgrade Plan Beswick
- Project 5: Tourist Parking Bay Design Borroloola
- Project 6: Borroloola CBD Searcy Street Drain Design
- Project 7: Manyallaluk Road Network Upgrade Plan
- Project 8: Rainbow Street Drainage Plan

The closing date for quote submissions was 21st January 2016.

ISSUES/OPTIONS/SWOT

Nil.

FINANCIAL CONSIDERATIONS

Funding for these projects has been secured through the NT Improving Strategic Local Roads Infrastructure' grant.

ATTACHMENTS:

There are no attachments for this report.