

Requested documents

- (i) Correspondence between the CLC and Centrecorp etc.

9th September 2003



MEMO TO: PAT D'ARANJO
FROM: BOB KENNEDY

RE: CENTRAL AUSTRALIAN ABORIGINAL UNIT TRUST.

The Central Australian Aboriginal Unit Trust(CAAUT) is the entity which was formed to undertake the purchase and development of Lot 7409, Stuart Highway for the administration complex of the Central Land Council.

On 24th June 2002 I forwarded to David Avery a copy of the Trust Deed and the original of the Unit Certificate for the One Ordinary Unit which is held by CLC.

At present Centrecorp is the only other Unit Holder, with 99 Ordinary Units.

The funding structure for the development involves investment by various parties such as CLC, Centrecorp, Royalty Association(s) and Sitzler Bros. These investments will be in the form of Units issued in the Trust.

To differ these Units from the Ordinary Units already held by CLC (1) and Centrecorp (99), it is necessary to issue "Special Units".

Further, these investors will have varying entitlements to return, eg:

Royalty Associations need an immediate return.

CLC which doesn't get an investment return but does get any capital gain (eventually!)

Centrecorp, which doesn't get any return or capital growth.

Sitzler Bros. which gets an accumulated return, payable if there's surplus funds after paying Royalty Associations and bank loan repayments etc. and can only hold these units for a maximum of three years. On or before 3 years, the Trust has the right to redeem them at par.

To cater for these varying entitlements, it is necessary to issue Classes of special units. The issue of Special Units requires the permission of the existing ordinary unit holders. Centrecorp has given that permission.

It remains for CLC to also give permission.

Attached are two forms which cover the situation from CLC's viewpoint. If they could be signed at Friday's CLC Executive Meeting, that will enable me to continue to meet the due diligence requirements of Minister Ruddick, wherein these permissions are required now, even though they will not be acted upon until the project gets underway.

Thanks, and let's know if you need anything else.

CENTRAL AUSTRALIAN ABORIGINAL UNIT TRUST

ABN 68 658 148 824

We, **CENTRAL LAND COUNCIL**, being the holder of one ordinary unit in **CENTRAL AUSTRALIAN ABORIGINAL UNIT TRUST** (the Trust), hereby consent to the issue of Special Units in the Trust as follows:

'A' class special units of \$1.00 each which entitle holders to a preferential cumulative return. The Trust to have the right to buy back these units at par at predetermined time intervals and the Holders to have the right to redeem the units at the same time intervals, but clause 10.3.7 of the Trust Deed shall not apply.

'B' class special units of \$1.00 each which receive a guaranteed return, subject to surplus funds being available after payment of borrowings, borrowing costs and the preferential return to 'A' class unit holders. The trustee is obligated to redeem at par 'B' class special units within three years after the date of issue.

'C' class special units of \$1.00 each which do not have entitlement to either a return of income or any capital growth.

Signed for and on behalf of **CENTRAL LAND COUNCIL**

17 / SEPT / 2003.

CENTRAL AUSTRALIAN ABORIGINAL UNIT TRUST

ABN 68 658 148 824

We, **CENTRAL LAND COUNCIL**, being the holder of one ordinary unit in
CENTRAL AUSTRALIAN ABORIGINAL UNIT TRUST (the Trust), hereby
consent to the issue of 'B' Class Special Units in the Trust to the value of \$500,000

(Five hundred thousand dollars) to

SITZLER BROS. PTY LTD ABN 96 009 593 453 in their capacity as building
contractors for the construction of the CLC Administration Complex on Lot 7409
Alice Springs

and

we hereby nominate

.....**DAVID. AVERY.**.....

to vote on our behalf at a meeting of the Unitholders of the Trust convened for the
purpose of resolving to issue the aforesaid special units.

Signed for and on behalf of **CENTRAL LAND COUNCIL**

.....

.....

17 / 11 SEPT / 2003

CENTRAL AUSTRALIAN ABORIGINAL
PROPERTY NOMINEES PTY LTD
ACN 105 961 162
P O BOX 2429
ALICE SPRINGS
NT 0871

Phone: 89-530583
Fax: 89-532712

11th September 2003

MEMO TO: DAVID AVERY

FROM: BOB KENNEDY

Re: Central Land Council Office Project.

The entity which was established to purchase the land and undertake the development is Central Australian Aboriginal Unit Trust (the Trust).

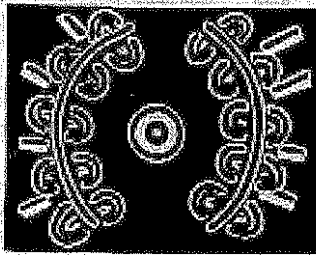
For expediency, at the time the land was offered for tender, Centrecorp accepted the role of trustee of the Trust.

To facilitate the ongoing progress of the project, discreet from Centrecorp's other activities, a subsidiary Company has been incorporated to assume the role of trustee.

Effective from 4th September 2003, Centrecorp has retired as trustee of the Trust and the role has now been assumed by the new entity – Central Australian Aboriginal Property Nominees Pty Ltd ACN 105 961 162.

Consequently, all correspondence, contracts, invoices, etc., should be addressed and engrossed in the name of the new trustee.

[Redacted signature block]



Central Land Council

33 Stuart Highway
Alice Springs
Northern Territory

P.O. Box 3321
Alice Springs
N.T. 0871

Monday, March 21, 2005

Mr. R Kennedy
Secretary
Centrecorp Aboriginal Investment Corporation Pty Ltd ("Centrecorp")
As trustee of Central Australian Aboriginal Unit
PO Box 2429
Alice Springs NT 0871

Dear Sir,

Offer to purchase – Lot 7409 Stuart Highway [including improvements]

Further to our discussion please be advised that, after consideration, the Central Land Council offers to purchase the land described as Lot 7409 Stuart Highway, Alice Springs for the total sum of has been increased to One million three hundred and eighty thousand dollars.

This offer is final and subject to the usual terms and conditions associated with transactions of this nature and specifically each party to pay its own costs.

This offer expires at 10-00AM, Wednesday 23rd March 2005.

Contingent upon your advice of Centrecorp's acceptance of the above offer and subsequent approval to proceed from Mr Brian Stacey OIPC Darwin the CLC intends to proceed to settlement as soon as practicable. In the absence of Mr Stacey's approval to proceed the Central Land Council offer to purchase will be withdrawn effective 31st March 2005.

Your sincerely

Bruce Nystrom
General Manager
Central Land Council

cc: D Ross - Director



ABORIGINAL INVESTMENT
CORPORATION PTY LTD

23rd March 2005

Mr. Bruce Nystrom
General Manager
Central Land Council
33 Stuart Highway
ALICE SPRINGS NT 0870

Dear Mr. Nystrom,

Re: Sale/Purchase Lot 7409 Stuart Highway.

We refer to your letter dated March 21, 2005 and the offer therein to purchase the above property for \$1,380,000 (One million, three hundred and eighty thousand dollars).


The offer is accepted by Centrecorp, subject to exchange of a formal contract of sale.

We propose to instruct Michael Deane of Collier and Deane - Solicitors to prepare the Contract of Sale and also the Transfer. We will then submit these to you for approval.

The title is held by Central Australian Aboriginal Property Nominees Pty Ltd as trustee for Central Australian Aboriginal Unit Trust.

Documentation for this sale/purchase will therefore be issued accordingly.

Yours sincerely,


R.W. Kennedy
Secretary
Central Australian Aboriginal Property Nominees Pty Ltd.

Centrecorp to its directors

29th March 2005

Michael Deane
Collier and Deane
73 Hartley Street
ALICE SPRINGS NT 0870

Dear Michael,

Re: Sale – Lot 7409 Stuart Highway, Alice Springs

We would be grateful if you would act on behalf of the vendor in the following transaction. The vendor trustee company is a wholly owned subsidiary of Centrecorp.

Vendor: Central Australian Aboriginal Property Nominees Pty Ltd
ACN 105 961 162 as trustee for Central Australian
Aboriginal Unit Trust ABN 58 658 148 824
of 75 Hartley Street, Alice Springs, NT

Purchaser: Central Land Council of 33 North Stuart Highway, Alice
Springs, NT

Property: Lot 7409, 27 Stuart Highway, Alice Springs, NT

Price: \$1,380,000 (One million, three hundred and eighty
thousand dollars) plus GST

Deposit: \$69,000

Settlement: On or before 30th April 2005

Vacant Possession: The purchaser already has possession under an
unregistered lease. This was a nominal document only to
facilitate CLC paying all outgoings. Rental was \$1 if and
when demanded. (Copy enclosed).

Encumbrances: The property is mortgaged to National Australia Bank.

Settlement Proceeds: All proceeds of settlement can be paid to the National
Australia Bank. They will allocate proceeds to bank
accounts of the vendor.

Certificate of Title: The purchasers have requested a hard (paper) certificate
of title. Could you please provide the required form.

Transfer: The purchasers have requested we prepare and provide the required Transfer simultaneous with the Contract. Would you please attend.

Stamp Duty: The purchaser in the transaction is exempt from stamp duty. Enclosed is a copy of the Commissioner of Taxes advice in this regard. Please note this needs to be presented with the contract for stamping purposes.

The CLC legal section will attend to remaining matters on behalf of the purchaser.

When documents are ready for CLC's execution, please deliver them to me at 75 Hartley Street and I will direct them to the relevant CLC personnel.

Please feel welcome to contact me if further information is required.

Yours sincerely,

R.W.Kennedy
Secretary

With Compliments

Jody Davis,

*No that we have additional
staff here at Centrecorp, I'm
managing to attend to
some long outstanding matters.....*

[Redacted signature area]

75 Hartley Street
P.O. Box 2429
Alice Springs NT 0870



ABORIGINAL INVESTMENT
CORPORATION PTY LTD

2nd April 2009

David Avery
Manager
Legal Section
Central Land Council
P O Box 3321
ALICE SPRINGS NT 0871

Dear David,

You will recall that, for the purposes of acquiring the land on Stuart Highway from John King, a Unit Trust was established.

Eventually, the Unit Trust sold the land to Central Land Council.

There were no other assets, so Centrecorp as trustee, decided to wind up the Trust.

The process involved setting a perpetuity date and distributing assets under notice to unit holders.

We enclose the relevant Notice of Distribution for your records.

Yours sincerely,

R.W.Kennedy
Secretary

NOTICE OF DISTRIBUTION

To: Central Land Council

Notice is hereby given that Centrecorp Aboriginal Investment Corporation Pty Ltd acting in its capacity as trustee of the Central Australian Aboriginal Unit Trust has appointed a perpetuity date for the purposes of distributing all property of the Central Australian Aboriginal Unit Trust.

The distribution date so appointed is the 3rd day of December 2008 and you are hereby notified that your entitlement, by virtue of the trust deed of the Central Australian Aboriginal Unit Trust dated the 19th day of April 2002 and the discretion so vested in the trustee is \$0. Such distribution represents your proportion of the Trust property as held by the trustee as at the said distribution date.

Dated this 3rd day of December 2008.

THE COMMON SEAL of Centrecorp
Aboriginal Investment Corporation Pty Ltd was
hereunto affixed in pursuance of a
resolution of the Directors and in the
presence of:



Director

Director/Secretary



ABORIGINAL INVESTMENT
CORPORATION PTY LTD

6th January 2003

MEMO TO: DAVID AVERY
c.c.Mr. ROSS

FROM: BOB KENNEDY

RE: PREMISES – LOT 7409 STUART HIGHWAY.

As you know, the above property was purchased by Centrecorp (as trustee for a unit trust) to be used as administration offices etc., for the CLC. It was originally intended that CLC would more or less immediately move certain sections of its operations into the premises and pay Centrecorp rent until such time as a full development of the site could be funded. This rental would cover Centrecorp's holding costs.

Because CLC has not moved in, it has not saved on rental presently being paid elsewhere (Jock Nelson Centre etc.), so no rental has been sought by Centrecorp.

It has been informally agreed that CLC would meet outgoings on the property whilst the development is being progressed. (You will be aware of the rates account which Centrecorp has paid and is seeking reimbursement from CLC).

At a Board meeting on 8th December 2002, Centrecorp Directors resolved:

Stuart Highway Property:

It was noted that the original intention for CLC to rent the property for a temporary office has not proceeded because it is hoped to develop the site forthwith. In the circumstances, rental has not been received and Centrecorp has been meeting all outgoings plus loan repayments from its own resources.

IT WAS RESOLVED that Centrecorp request CLC to accept responsibility for payment of all property related expenses including rates, water/sewer charges/repairs and maintenance/grounds maintenance/ security patrols and any other property costs.

David, I know you have been giving thought on the best way to "formalise" an arrangement between CLC and Centrecorp and thus provide CLC with the necessary authority to make the reimbursements to Centrecorp and meet future outgoings.

In an effort to assist, I attach a simple draft lease agreement which I think sets out the essential terms and conditions. You will see that the rental is set at "\$1.00 per month if and when demanded", which effectively means no rent is paid, but the remainder of the agreement places responsibility for all outgoings on CLC and of course provides CLC with the right to occupy the land, showroom and shed etc., and use them for storage or whatever.

I would not intend that this Agreement be stamped or registered. It's main purpose is simply to record the agreed arrangements between the parties and give your departments something to work from.

I have in mind that a Centrecorp Director (not Mr. Ross) and I would sign it on behalf of Centrecorp. If your CLC protocols permit, perhaps it could be signed by Mr. Ross and yourself or whoever on behalf of CLC.

I have also provided this draft lease agreement on disk in case you wish to amend it (or throw it out and do a proper one!!).

Let's know what you think.

LEASE AGREEMENT

Centrecorp Aboriginal Investment Corporation Pty Limited ACN 009 626 091 as Trustee for Central Australian Aboriginal Unit Trust ABN 58 658 148 824 of 75 Hartley Street Alice Springs in the Northern Territory of Australia (hereinafter called "the Lessor") being registered as the proprietor of an estate in Fee Simple in all that piece or parcel of land known as Lot 7409 Town of Alice Springs does hereby lease to **Central Land Council** of 33 Stuart Highway Alice Springs in the Northern Territory of Australia (hereinafter called "the Lessee") the land together with improvements thereon as described in the first schedule hereto on a month-to-month basis commencing on the first day of July 2002 subject to the following terms and conditions.

I. THE LESSEE HEREBY COVENANTS AND AGREES WITH THE LESSOR AS FOLLOWS:-

- 1.1 To pay to the Lessor in such manner as the Lessor may from time to time in writing direct a monthly rental of \$1.00 (one Dollar) if and when demanded.
- 1.2 To pay and discharge all rates charges and outgoings which may be levied in respect of the leased premises including but without limiting the generality of the foregoing to pay and discharge all municipal garbage, sewerage and water charges levied against the leased premises and to keep the Lessor indemnified against any demand claim or action in respect thereto.
- 1.3 To maintain in a proper and efficient condition all sewerage plumbing water and electrical installations and systems (including all reticulation air cooling and air conditioning systems) and where necessary at its expense in all things to repair or replace damaged or defective machinery in relation to such installations and systems.

- 1.9 Not to do or suffer to be done in or upon the leased premises or any part thereof any act matter or thing which shall or may be or become a legal nuisance to the Lessor the owners or occupiers of any adjoining or neighbouring lands or premises which may render the Lessor liable to pay in respect of the leased premises or any part thereof more than the ordinary or present rate of premium for insurance against fire or which may make void or voidable any policy for such insurance PROVIDED HOWEVER if the Lessee shall do or cause to be done anything which may render the Lessor liable to pay more than the ordinary or present rate of premium of insurance against fire the Lessee shall pay the excess premium to the Lessor immediately upon demand.
- 1.10 Not to carry on or allow to be carried on the leased premises offensive trades or do or suffer to be done thereon anything which may be to the injury or annoyance of the Lessor or the adjoining or neighbouring tenants or occupiers or to landholders adjoining the land on which the leased premises are built.
- 1.11 Not to suffer or permit the leased premises or any part thereof to become in any untidy or unsanitary condition
- 1.12 Not to allow any unnecessary accumulation of rubbish or other waste products in or about the leased premises.

II THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS:-

- 2.1 The Lessee paying the rent hereby reserved and observing and performing all the covenants on his part herein contained shall and may peaceably and quietly possess and enjoy the leased premises without any interruption by the Lessor or any person lawfully or equitably claiming under or in trust for the Lessor.



5th February 2003

ABORIGINAL INVESTMENT
CORPORATION PTY LTD

MEMO TO: DAVID AVERY

FROM: BOB KENNEDY

RE: **CLC ADMINISTRATION CENTRE DEVELOPMENT – STUART
HIGHWAY.**

Centrecorp, as trustee for the Central Australian Aboriginal Unit Trust, is progressing the above project. An application for an Exceptional Development Permit has been lodged with the Minister for Lands, Power Water have been asked to assess their capacity to provide services, a demolition permit has been issued and sundry minor issues are being addressed.

Of principal concern now is to obtain the Federal Minister's approval for CLC to:

- Mortgage its properties to obtain bridging bank finance pending sale of some of the properties.
- Sell the properties when CLC has vacated them (although, to reduce the bridging loan figure, Centrecorp will probably buy Hartley Street as soon as the Minister's consent is received).
- Enter into a lease for the new complex.

The Minister's previous advices appeared to approve the proposal in principle, subject to details of funding etc. In this regard Mark Lewis, Bruce Nystrom and myself have been working up a funding scenario which Mark has now clarified and detailed on the attached letter to Centrecorp.

Working from Mark's letter, would you now be able to put a submission to the Federal Minister for his approval to the above items? I have also attached some preliminary drawings which you might also wish to submit to the Minister (I stress these are preliminary. They will doubtless be modified as consultation between the builder and CLC personnel progresses).

Once the Federal Minister's approval is obtained, Centrecorp can then formalize a loan application to the NAB. (We have been given a verbal in principle approval).

David, there is some urgency in this, so would be grateful for your assistance. If I can assist, don't hesitate to ask.

A handwritten signature in cursive script, appearing to read "Reg...".

MLCS Corporate

Chartered Accountants and Business Advisors



4 February 2003

Mr. R.W. Kennedy
 General Manager
 Centrecorp Aboriginal Investment Corporation Pty. Ltd.
 PO Box 2429
 ALICE SPRINGS NT 0871

Dear Bob,

RE: CLC BUILDING

We provide details of the proposed financing package for the new CLC Building premises of Lot 7409 Stuart Highway Alice Springs.

Meetings have been held with relevant parties pertaining to the funding structure that we propose and in principal support received. The Commercial funding structure recognises the various elements of risk/reward and the necessities for significant equity/quasi equity to keep the debt level of the development low. This provides a risk management strategy at the outset so that the development of the building and its tenants, the Central Land Council, can cover any foreseeable problems that may arise in establishing the premises.

Enclosed is a copy of the discussion paper that was provided and as discussed with the various capital providers. This correspondence should be read in conjunction with this advice, including the status of development, costings etc.

DEVELOPMENT COST

The following is a summary of total development costs (naturally still subject to refinement the further the project goes along).

| LOT 7409 DEVELOPMENT | |
|---------------------------------------------------------------------------|------------------|
| | \$ |
| Design and Construct | 4,000,000 |
| PAWA upgrade (allow) | 250,000 |
| Interest and Finance costs (investor/bank) | 200,000 |
| Owner project management costs incl. QS (no time charge by Centrecorp) | 50,000 |
| Contingency on D&C (5%) | <u>200,000</u> |
| | 4,700,000 |
| Existing land cost | <u>1,300,000</u> |
| Development/Landlord Cost | <u>6,000,000</u> |

Fit out for the building (furniture, equipment etc) will be by the CLC which has a specific budget to undertake.

DEVELOPMENT FUNDING

The following funding sources have been identified and discussions held with relevant parties. Each has their expected level of return and has been ranked as to the level of risk in the investment (lowest = 1, highest = 5).

| | <u>Type</u> | <u>Investment</u> | <u>\$ Return</u> |
|---------------------------------------------------------|-------------|-------------------|--------------------|
| (1) Bank Debt (50% lend to implied value on rent level) | Debt | 2,000,000 | (int. + principal) |
| (2) Royalty Association(s) investment monies | Equity | 2,000,000 | (int. equivalent) |
| (3) Sitzler mezzanine investment | Equity | 500,000 | (int. equivalent) |
| (4) Centrecorp | Equity | 500,000 | } balance |
| (5) CLC Property secured debt | Equity | 1,000,000 | |

CLC RENTAL AND CONTRIBUTION

Before the development proceeds, the CLC will enter into a binding agreement to lease the property. Appropriate minimal rental increases are proposed (5% p.a.) or CPI, whichever is the greater.

The CLC's rental budget is a maximum of \$400,000 p.a. plus all outgoings. Whilst this represents only \$190m² per annum, the CLC will contribute long term equity funding towards the development cost, i.e. an upfront capital contribution equivalent in lieu of ongoing rent. The CLC will use capital proceeds realised from the sale of existing office/land holdings towards this contribution.

Possible asset realisation of CLC property is:-

| | <u>Net Proceeds</u> |
|-----------------------------------------|---------------------|
| Hartley Street (Centrecorp to purchase) | 270,000 |
| Bath Street (once Field section move) | 365,000 |
| Stuart Highway (once move) | <u>865,000</u> |
| | <u>\$1,500,000</u> |

It is noted and accepted in the funding structure that properties will take time to sell. Bridging finance secured over the properties will be taken where necessary.

For the rental and sale of buildings in principle Ministerial support has been given.

ANNUAL RETURN

Presuming a net rent of \$400,000 pa is paid by the CLC, the following is a yearly summary of returns, etc. It is presumed that bank debt of \$500,000 is sourced at end of year 3 to buy back the Sitzler units. The units are only repaid if such bank debt is available.

| | <u>\$'000</u> | | | |
|-----------------------------------------------------------------|------------------|----------------|------------------|---------------|
| | <u>Year 1</u> | <u>Year 2</u> | <u>Year 3</u> | <u>Year 4</u> |
| Rental | 400 | 420 | 441 | 463 |
| Less (Owner costs 5%) | <u>20</u> | <u>21</u> | <u>22</u> | <u>23</u> |
| | 380 | 399 | 419 | 440 |
| Bank P&I | (217) | (217) | (217) | (247) |
| Royalty Assoc 'A' Class return | (140) | (163) | (160) | (160) |
| Balance before 'B' Class return | 23 | 22 | 42 | 33 |
| 'B' Class Return (Sitzler) | <u>(23)</u> 4.6% | <u>(45)</u> 9% | <u>(42)</u> 8.4% | <u>15</u> |
| Net Available for 'C' & 'D' Class Units (Centrecorp and CLC) | <u>—</u> | <u>—</u> | <u>—</u> | <u>18</u> |

The CLC does not expect an initial return on their investment as they receive a lower rent as compared to the development cost.

Should you require any further information please contact the undersigned.

Yours sincerely,



Mark J. W. Lewis
Managing Director

CLC Building – Lot 7409 Alice Springs
Discussion Paper

The following is a summary of the proposed fundraising and investment structure for development of the above property into CLC offices.

CURRENT POSITION

The current position is as follows:-

- The property was purchased by Centrecorp as trustee for the Central Australian Aboriginal Unit Trust for \$1.2 million. With Stamp Duty and on-costs, the total is nearer \$1.3m.

Funding was provided by;

| | |
|----------------------------------------------------------------------------|--------------------|
| 1. Centrecorp (various other Charitable Trusts providing short term loans) | 600,000 |
| 2. National Australia Bank, 10 yr loan | <u>700,000</u> |
| | <u>\$1,300,000</u> |

The NAB facility is secured by a registered mortgage over the property.

- Sitzlers Bros. have been approached on a design and construct contract. Sitzler Bros. have agreed to provide the equity related finance as contained in this discussion paper.
- After initial concept plans and discussions with senior CLC staff, the latest plan by Sitzlers (Drawings No. 7409-04 and 7409-05) has some 2,250m² of office building, associated outdoor areas and sealed car parking. Layout of the office is to be derived from further discussion with relevant Land Council staff.
- The total design and construct estimate by Sitzler Bros. is \$4 million (\$4,000,000) plus GST. Centrecorp would engage a cost planner (Quantity Surveyor) to provide an independent review of the cost of development.

Inclusions in the Sitzler cost estimate are:

- Planning documentation and submission
- Architectural design
- Services design
- Interior design
- External works design
- Construction and commissioning of total building development (includes office partitions)

Exclusions are:

- Supply and installation of FF&E
- Supply and installation of an integrated telephone communications and data system (builder to do internal cabling)
- Costs associated with removal from existing premises to new
- Design and construction costs associated with upgrading of any PAWA services external to the property.

To note that of the exclusions, CLC are to do the fit-out, etc. so the only cost to Centrecorp will be the last one, the PAWA upgrade.

DEVELOPMENT COST

The following is a summary of total development costs (naturally still subject to refinement the further the project goes along).

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| | \$ |
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| Bath Street (once Field section move) | 365,000 |
| Stuart Highway <i>Regain</i> | <u>865,000</u> |
| | <u>\$1,500,000</u> |

Note that the properties will take time to sell.

Further, a property at Kennett Court - value \$210,000 (June 2000) may also be used as security.

\$190 m²
\$400k for 2250 = \$177.777 m²

DEVELOPMENT FUNDING

The following funding sources have been identified. Each has their expected level of return and has been ranked as to the level of risk in the investment (lowest = 1, highest = 5).

| | <u>Investment</u> | <u>\$ Return</u> |
|---------------------------------------------------------|-------------------|--------------------|
| (1) Bank Debt (50% lend to implied value on rent level) | 2,000,000 | (int. + principal) |
| (2) Royalty Association(s) investment monies | 2,000,000 | (int. equivalent) |
| (3) Sitzler mezzanine investment | 500,000 | (int. equivalent) |
| (4) Centrecorp | 500,000 | } balance |
| (5) CLC Property secured debt <i>over CLC property</i> | 1,000,000 | |

→ (ATSIC will be providing interest rate support for year 1, estimated at some \$200,000. This is to support debt borrowing by CLC against existing property holdings. It does not form part of the development return.)

(1) A summary of the bank loan is:-

- Amount : \$2,000,000
- Term : 10 years
- Interest : Bank Bill plus margin (say 7.5%)
- Security : Mortgage (1st)
- Lending Rate (approx) : 50% (Based on annual rental \$400,000 @ 10% cap rate)
- Repayment : monthly P&I
- Loan repayment at end of term : \$1,000,000

(2) Royalty Association(s) would held 'A' Class preference units in the Trust which entitle them to a set preferential cumulative return say starting out at 7% p.a. for initial development period of year 1, 8% p.a. for 2 to 4 years, 9% p.a. 5 to 7 yrs and for years 8 to 10, 10% p.a.. Units redeemable in 10 years time at par.

Trust has option to buy back units at par at predefined time intervals . Preference units are paid (capital and interest) before any other unitholder paid.

(3) Sitzler mezzanine debt, viz 'B' Class preferential units receives a guaranteed return of 8% p.a., subject to funding being available to pay (it is cumulative). Payment is after bank P&I been paid and the return paid to the 'A' Class preference unitholders. To hold 'B' Class preferential units with obligation of Trustee to redeem units in three years (subject to funding being available) by either a put or call option plus pay any outstanding distribution. If need be, the payment may come from Bank Debt based on the higher rental and principal repayments made to that date or excess CLC property proceeds (ie: greater than the \$1m respective debt).

(4) Centrecorp to have 'C' Class units, which are only entitled to an annual return after the 'A' and 'B' Class preferences have been paid. Unlike the 'A' and 'B' Class preference units which are only entitled to return of capital investment, 'C' Class units are entitled to any overall capital gain the Trust may make.

Effectively Centrecorp's other Trusts are providing investment funds on an interest free basis to support the CLC office development. This would be within their charitable objects. The likelihood of capital gain is not high as the CLC 'D' units will need to have their capital repaid.

Interest rate: comparison with bank deposit rates is very favourable

32 units after secured loan - return has this as A.S. unit

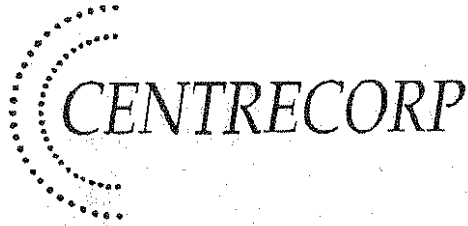
- (5) CLC to have 'D' Class units, which rate equally with 'C' Class units for any annual return. Like the 'C' Class preference units, they are only entitled to an income return after 'A' and 'B' Class preferences have been paid. 'D' Class units are not entitled to any net capital growth if say the property was sold at a later date.

ANNUAL RETURN

Presuming a net rent of \$400,000, the following is a year summary of returns, etc. It is presumed that bank debt of \$500,000 is sourced at end of year 3 to buy back the Sitzler units.

| | \$'000 | | | |
|-----------------------------------------------------------------|------------------|----------------|------------------|---------------|
| | <u>Year 1</u> | <u>Year 2</u> | <u>Year 3</u> | <u>Year 4</u> |
| Rental | 400 | 420 | 441 | 463 |
| Less (Owner costs 5%) | <u>20</u> | <u>21</u> | <u>22</u> | <u>23</u> |
| | 380 | 399 | 419 | 440 |
| Bank P&I | (217) | (217) | (217) | (247) |
| Royalty Assoc 'A' Class return | (140) | (163) | (160) | (160) |
| Balance before 'B' Class return | 28 | 22 | 42 | 33 |
| 'B' Class Return (Sitzler) | <u>(23) 4.6%</u> | <u>(45) 9%</u> | <u>(42) 8.4%</u> | <u>15</u> |
| Net Available for 'C' & 'D' Class Units (Centrecorp and CLC) | — | — | — | <u>18</u> |

As can be seen from the above, the \$500,000 of Sitzler mezzanine debt for 3 years (coupled with Centrecorp's other Trusts remaining in for \$500,000 – with no real return thereon), provides the timing link to when the property can be self sufficient with its funding.



ABORIGINAL INVESTMENT CORPORATION PTY LTD

RECEIVER

FAX NO: _____

ATTENTION: DAVID AUERY

SENDER

NAME: BOB K
CENTRECORP ABORIGINAL INVESTMENT CORPORATION P/L

SUBJECT: STUART HIGHWAY

COMMENTS:

ATTACH - FOR YOUR INFO

NUMBER OF PAGES 2 (INCLUDING THIS PAGE)

IF YOU DO NOT RECEIVE ALL PAGES IN A LEGIBLE CONDITION, PLEASE CALL BACK AS SOON AS POSSIBLE.

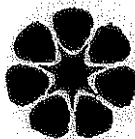
DATE: 14/2/03

TIME: 10.09 CST

Reg... -



TOTAL P.01



Northern Territory Government

Department of Infrastructure, Planning and Environment

1st Floor, Alice Plaza
ALICE SPRINGS NT 0870
Telephone: (08) 89519233

PO Box 2130
ALICE SPRINGS NT 0871
Facsimile: (08) 89519222
ABN: 84 085 734 992

Our Ref: PA2002/0819

Centrecorp Aboriginal Investment Corporation Pty Ltd
PO Box 2429
ALICE SPRINGS NT 0871

Attention: Mr R W Kennedy

Dear Mr Kennedy

LOT 7409, 27 STUART HIGHWAY, TOWN OF ALICE SPRINGS

I am writing to advise that the Minister for Lands and Planning has reviewed a application (lodged by Savant Pty Ltd) for an Exceptional Development Permit to allow the construction of an office with a floor area exceeding 300m² on the above site and has determined to exhibit the proposal.

The exhibition period will be for 28 days and will commence on 14th February 2003 and finish on 14th March 2003. The proposal will be advertised in the Centralian Advocate and a yellow exhibition sign is required to be displayed on the property during the exhibition period.

An officer of this Department will arrange all exhibition requirements including placement and removal of the exhibition sign on the site.

The Development Consent Authority will conduct a hearing in relation to the proposal following the public exhibition period and will advise you in due course of details in relation to the hearing.

If you have any queries in relation to this matter, please contact the Planning and Development Branch (Department of Infrastructure, Planning and Environment) on (08) 89519233.

Yours sincerely

BEN TAYLOR
Administration Officer



ABORIGINAL INVESTMENT
CORPORATION PTY LTD

21st May 2003

David Avery,
Central Land Council
P O Box 3321
ALICE SPRINGS NT 0871

Dear David,

Re: Lease of Lot 7409 Stuart Highway.

Thanks for the copies of the lease. I have had them signed by Owen Cole and myself on behalf of Centrecorp and return all three copies herewith.

I wonder if we need to get them stamped.

The main purpose of the document was to provide Central Land Council with a document which:

- a) Gave CLC full right of access

and more particularly

- b) Provided CLC Administration (Finance) a document under which they could make payments to Centrecorp in reimbursement of past outgoings and undertake payment of future outgoings.

If the lease is submitted for stamping, NT Treasury will likely call for a valuation of rental and assess the duty on the valuation, rather than on the "\$1.00 if and when demanded".

In the circumstances, Centrecorp is comfortable in resting on an unstamped document.

I will leave it to your judgement. If you agree to waive the stamping, please return a copy to me for our records.

Thanks for your assistance.

General Manager

LEASE AGREEMENT

Centrecorp Aboriginal Investment Corporation Pty Limited ACN 009 626 091 as Trustee for Central Australian Aboriginal Unit Trust ABN 58 658 148 824 of 75 Hartley Street Alice Springs in the Northern Territory of Australia (hereinafter called "the Lessor") being registered as the proprietor of an estate in Fee Simple in all that piece or parcel of land known as Lot 7409 Town of Alice Springs does hereby lease to **Central Land Council** of 33 Stuart Highway Alice Springs in the Northern Territory of Australia a body corporate established under the *Aboriginal Land Rights (Northern Territory) Act 1976* (hereinafter called "the Lessee") the land together with improvements thereon as described in the first schedule hereto on a month-to-month basis commencing on the first day of July 2002 subject to the following terms and conditions.

I. **THE LESSEE HEREBY COVENANTS AND AGREES WITH THE LESSOR AS FOLLOWS:-**

- 1.1 To pay to the Lessor in such manner as the Lessor may from time to time in writing direct a monthly rental of \$1.00 (one Dollar) if and when demanded.
- 1.2 To pay and discharge all rates charges and outgoings which may be levied in respect of the leased premises including but without limiting the generality of the foregoing to pay and discharge all municipal garbage, sewerage and water charges levied against the leased premises and to keep the Lessor indemnified against any demand claim or action in respect thereto.
- 1.3 To maintain in a proper and efficient condition all sewerage plumbing water and electrical installations and systems (including all reticulation air cooling and air conditioning systems) and where necessary at its expense in all things to repair or replace damaged or defective machinery in relation to such installations and systems.

- 1.4 To repair immediately any damage to the leased premises and where necessary to replace the fixtures fittings and effects and at all times during the currency of this lease to keep the leased premises and the walls ceilings and windows thereof in the state they were in at the commencement of the term hereby granted.
- 1.5 To maintain all landscaping, shrubs and bushes at the front of the premises and to keep all grass on the premises sufficiently mown as to avoid any fire hazard.
- 1.6 To permit the Lessor its workmen architects or agents or any person authorised by it together with any necessary appliances to enter upon the leased premises and view the condition thereof and to do such structural and other repairs to the leased premises as the Lessor may deem necessary for the preservation and general good repair of the leased premises.
- 1.7 To indemnify and save harmless the Lessor from all loss or damage occasion by:-
 - 1.7.1 the negligent use or misuse or waste of water supplied to the leased premises or of the fittings or fixtures or the closets or convenience in the leased premises; and
 - 1.7.2 the negligent use or misuse of the leased premises or any part thereof or any fixture fittings therein and thereon by the Lessee or by any other person claiming under the Lessee and at the Lessee's own cost and charge to pay for all such loss and damage.
- 1.8 Not to assign sub-let transfer or part with the possession of the leased premises or any part thereof without the consent in writing of the Lessor first had and obtained such consent shall nevertheless not be arbitrarily or capriciously withheld on the part of the Lessor in the case of a proposed transfer or assignment or sub-letting in favour of a respectable and financially responsible person the proof of which shall rest upon the Lessee.

- 1.9 Not to do or suffer to be done in or upon the leased premises or any part thereof any act matter or thing which shall or may be or become a legal nuisance to the Lessor the owners or occupiers of any adjoining or neighbouring lands or premises which may render the Lessor liable to pay in respect of the leased premises or any part thereof more than the ordinary or present rate of premium for insurance against fire or which may make void or voidable any policy for such insurance PROVIDED HOWEVER if the Lessee shall do or cause to be done anything which may render the Lessor liable to pay more than the ordinary or present rate of premium of insurance against fire the Lessee shall pay the excess premium to the Lessor immediately upon demand.
- 1.10 Not to carry on or allow to be carried on the leased premises offensive trades or do or suffer to be done thereon anything which may be to the injury or annoyance of the Lessor or the adjoining or neighbouring tenants or occupiers or to landholders adjoining the land on which the leased premises are built.
- 1.11 Not to suffer or permit the leased premises or any part thereof to become in any untidy or unsanitary condition
- 1.12 Not to allow any unnecessary accumulation of rubbish or other waste products in or about the leased premises.

II THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS:-

- 2.1 The Lessee paying the rent hereby reserved and observing and performing all the covenants on his part herein contained shall and may peaceably and quietly possess and enjoy the leased premises without any interruption by the Lessor or any person lawfully or equitably claiming under or in trust for the Lessor.

III AND IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:-

3.1 The Lessor shall not except in the case of neglect or default on the part of the Lessor be liable for any damage to the leased premises or any property therein arising from the overflow of water supply or from water which may flow or leak into the leased premises or from any pipes attached to or connected with the same.

THE FIRST SCHEDULE

IMPROVEMENTS OF THE LEASED PREMISES

Showroom

Industrial Shed

Transportable building

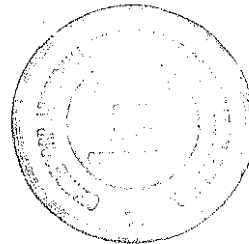
Floor Coverings, Air cooling plant, light fittings

IN WITNESS whereof the parties hereto have executed this Lease Agreement on the 21st day of MAY 2003

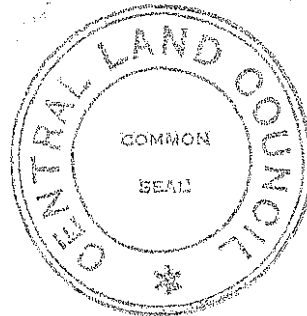
Signed for and on behalf of
CENTRECORP ABORIGINAL INVESTMENT
CORPORATION PTY LIMITED
in accordance with a resolution of the Directors

.....
(Director)

.....
(Secretary)



The Common Seal of the
CENTRAL LAND COUNCIL
was hereunto affixed pursuant to a
resolution of the Council in the
presence of



.....
Chairman
.....
Executive member

.....
Executive Member



ABORIGINAL INVESTMENT
CORPORATION PTY LTD

25TH August 2003

Mr. David Ross
Director
Central Land Council
Stuart Highway
ALICE SPRINGS, NT 0870

Dear Mr. Ross,

Re: CLC Administration Complex Project.

Attached is the Functional Design Brief for the above project.

This document encompasses the specifications for facilities for the Central Land Council which have been determined from the various discussions between Land Council personnel and the builder, project manager and architect.

An approval within 7 days is called for (by 29th August). Whilst it is appreciated this timeline may be difficult to achieve, we request that, to avoid any additional costs, the approval be provided at the earliest opportunity, say by Tuesday 2nd September 2003.

The letter of approval can either be sent to myself or direct to Pat Coleman at Savant Pty Ltd., GPO Box 4695, Darwin, NT., with a copy to Centrecorp please.

Please let me know if I can be of assistance.

Yours sincerely,

R.W.Kennedy
General Manager.



SITZLER BROS. PTY LTD

DEVELOPERS, BUILDING & CIVIL CONSTRUCTION CONTRACTORS

52 Smith Street, ALICE SPRINGS NT 0870

P. O. Box 671, ALICE SPRINGS NT 0871

Telephone: (08) 8952 1855 Facsimile: (08) 8953 0492

ABN 96 009 593 453

Ref: 00192-03-da MS:sm

22 August 2003

Savant Pty Ltd
GPO Box 4695
DARWIN NT 0801

Attention: Mr Pat Coleman

Dear Pat

Re: CLC Development

Please find enclosed 3 copies of the functional design brief for which we request formal sign off and approval to proceed be issued as soon as possible.

To enable design to continue in an efficient manner, avoiding any rework and therefore additional costs, we require approval within 7 days.

—Yours faithfully

MICHAEL SITZLER
Managing Director

encl.

PROPOSED NEW OFFICES
for
The CENTRAL LAND COUNCIL

FUNCTIONAL DESIGN BRIEF

Issue No: 2

Date: 19 August 2003

Sitzler Bros. Pty. Ltd.
52 Smith Street
Alice Springs
NT 0870

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

1. FUNCTIONAL DESIGN BRIEF

This brief defines the basic functional and design requirements for the proposed Central Land Council Administration Offices at Lot 7409 Stuart Highway, Alice Springs, in the Northern Territory.

The design shall comply with this Brief and with any written instructions issued by the Client which modify the Brief.

2. THE SITE

2.1 SITE DESCRIPTION

The Development Site currently supports an operational retail outlet (The Bed Shed).

The site includes a number of structures which are to be demolished, including

- Retail Showroom building,
- Warehouse,
- House, pergola and shed,
- Demountable building,
- Carport,
- Existing bitumen carparking,
- Two existing access points from the Stuart Highway.

2.2 SITE CHARACTERISTICS

The site characteristics are:

- Significant slope downwards around the rear North and west boundaries,
- A 2 metre slope across the proposed site of the new building,
- A number of large native trees,
- A small area of sacred site significance at the rear North West corner,
- The site is currently fully serviced with power, water and sewer.

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
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FUNCTIONAL DESIGN BRIEF
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3. AUTHORITIES, STANDARDS AND CODES

3.1 AUTHORITIES APPROVALS

The project shall comply with the requirements of the following regulating Authorities:

- Development Consent Authority
- Department of Infrastructure Planning and Environment
- Alice Springs Town Council
- Northern Territory Building Act
- Power and Water Corporation
- Aboriginal Areas Protection Authority

3.2 STANDARDS AND CODES

The project shall comply with the following standards and codes:

- Building Code of Australia.
- Australian Standards to the extent practical and economic.

3.3 PROVISIONAL DEVELOPMENT PLAN CONSENT

- The proposed development has a current Exceptional Development Permit number EDP03/008 issued on 29 April 2003.
- There are a number of conditions included in the EDP which the development must comply with.

3.4 BUILDING PERMIT

- Prior to construction, the proposed building works require a Permit to Build, issued by a Northern Territory registered practicing Building Certifier.

4. OPERATIONAL ASPECTS

The key operational issues are:

- Close integration of all facilities 'under one roof',
- Open and flexible planning of work space,
- Efficient planning of facilities,
- Satisfactory resolution of the site levels,
- Building security, particularly after hours,
- Close proximity of staff parking,
- Centralised reception,
- Adequate storage and archive areas, 38
- Flexibility in the services design and reticulation,

PROPOSED NEW OFFICES FOR
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Slabs, ramps and stairs will be of reinforced concrete.

The Entry Forecourt will include a feature band of coloured and textured concrete, running into the Reception as a welcoming arrival statement.

The main building and roof structure will be of steel portal frame construction, with all steel beams bracing, outriggers and purlins.

External walls will be of masonry construction, with render and paint system finishes of differing texture and colour, to break down the building mass and present a theme reflecting the surrounding landscapes.

The roof will be of zincalume metal deck, fully insulated, and incorporates high level central skylight of translucent sheeting, to deliver natural light into the centre of the building. As the building is large in footprint, the roof has been broken into 3 elements to soften the high level elements. The side vertical faces of the outer roof structures will be clad in flat cement sheet, with flat paint finish. The inner roof vertical faces will be clad in colorbond profiled metal sheeting, to match the translucent skylight profiles.

All roofs and vertical faces will be fully insulated.

Windows will be of powdercoat aluminium with green tinted solar glass.

The Board Room, Staff Room and Social Club Outdoor Area have a series of double aluminium framed glass doors for open access to the external areas.

Toilets will include openable sliding windows for natural ventilation which will complement the exhaust system. These windows will also be protected by external security bars.

Internal walls will be of smooth render finish.

Internal columns will be clad with flush plasterboard, allowing the reticulation of services.

Ceilings will typically be of suspended metal grid, in 600x600 format, with standard acoustic plaster tiles. Storage and utility areas will have standard plasterboard tiles, whilst wet areas will have flush water resistant grade plasterboard.

A feature bulkhead will be incorporated into the reception and board Room to facilitate special lighting and air-conditioning reticulation.

The high level central spine will include flush plasterboard lining to the upper faces, with expansion joints at grid locations.

External soffits will be of flat cement sheet paint finish.

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

- High levels of natural lighting,
- Outdoor staff meeting and retreat areas,

5. DESIGN ASPECTS

The key design aspects are:

- Maximise natural light, encourage indoor/outdoor connections,
- Maximise use of courtyards and gardens,
- High level central spine, creating openness and providing high level natural lighting,
- Generous outdoor working/meeting areas,
- Staff room area connected to outside environment,
- Disability access,
- Future expandability,
- Front display courtyard and corporate identity feature,
- Maximise retention of existing car parking and roadworks.

6. FINISHES AND COLOURS

Finishes will be as per the Room Data Sheets attached, generally as follows,

Floors .commercial grade direct stick carpet typical throughout

.commercial grade direct stick sheet vinyl flooring to store areas

.selected ceramic slip resistant tiles to wet areas.

Walls .painted plaster and plasterboard typical throughout

.selected ceramic wall tiles to wet areas as per Room Data Sheets

Colours will be selected both internally and externally across the "Alice in 10" colour spectrum, and for commercial applications for ware and tear in an office environment, to minimise the likelihood of excessive staining and marking.

Internal colours will be selected as 'background' colours for future colour flexibility of the internal fit-out. Feature colour walls can be selected at the time of internal fit-out, to compliment the internal partitioning etc.

A full schedule of finishes and colour scheme will be provided to the Client for approval.

7. CONSTRUCTION MATERIALS

The project will be constructed of materials to provide a low maintenance and flexible building, with elements of dramatic finishes and materials,⁴⁰ to present a building aesthetically sympathetic to the Alice Springs region.

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
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External walls will be of masonry construction, with render and paint system finishes of differing texture and colour, to break down the building mass and present a theme reflecting the surrounding landscapes.

The roof will be of zincalume metal deck, fully insulated, and incorporates high level central skylights of translucent sheeting, to deliver natural light into the centre of the building. As the building is large in footprint, the roof has been broken into 3 elements to soften the high level elements. The side vertical faces of the outer roof structures will be clad in flat cement sheet, with flat paint finish. The inner roof vertical faces will be clad in colorbond profiled metal sheeting, to match the translucent skylight profiles.

All roofs and vertical faces will be fully insulated.

Windows will be of powdercoat aluminium with green tinted solar glass.

The Board Room, Staff Room and Social Club Outdoor Area have a series of double aluminium framed glass doors for open access to the external areas.

Toilets will include openable sliding windows for natural ventilation which will complement the exhaust system. These windows will also be protected by external security bars.

Internal walls will be of smooth render finish.

Internal columns will be clad with flush plasterboard, allowing the reticulation of services.

Ceilings will typically be of suspended metal grid, in 600x600 format, with standard acoustic plaster tiles. Storage and utility areas will have standard plasterboard tiles, whilst wet areas will have flush water resistant grade plasterboard.

A feature bulkhead will be incorporated into the reception and board Room to facilitate special lighting and air-conditioning reticulation.

The high level central spine will include flush plasterboard lining to the upper faces, with expansion joints at grid locations.

External soffits will be of flat cement sheet paint finish.

PROPOSED NEW OFFICES FOR
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 FUNCTIONAL DESIGN BRIEF
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Paving will comprise a mixture of monolithic and coloured concrete of non-slip finish, and concrete unit pavers.

Pavers will be provided to courtyards.

Concrete slabs will be provided to Front Display Courtyard, Entry Forecourt and Outdoor Patio (off Board Room).

External entry feature awning will be constructed of steel box section frames and posts, with selected perforated steel mesh infill panels, all paint finish.

8. DESIGN CONSIDERATIONS.

Acoustics.

The design allows for acoustic separation of the Board room from adjacent areas.

All other acoustic separation requirements will be incorporated in the future internal fit-out works.

Security.

The design includes physical security to rear wall windows, including aesthetically designed external security bars. Doors, including external operable doors, will be locked via appropriate hardware and bolts.

This stage of the project does not include electronic security. This facility is to be incorporated in the future internal/tenant fit-out design works.

9. ROOM AREAS

Gross floor area of the building 2550m²

Preliminary Internal Area allocations:

| | |
|------------------------------|-------------------|
| Entry and Reception | 47m ² |
| Board Room | 72m ² |
| Finance | 119m ² |
| Directorate and Native Title | 150m ² |
| Registry | 175m ² |
| Library | 100m ² |
| Land Information | 52m ² |
| Information Technology | 102m ² |
| Anthropology | 160m ² |
| Human Resources | 40m ² |
| Land Management Unit | 218m ² |
| Permits and Employment | 45m ² |
| Economic Development | 140m ² |
| Media | 52m ² |
| Legal Mining | 230m ² |

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
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| | |
|----------------------------------------------------------|---------------------------|
| Regional Services Unit | 105 m ² |
| Utility Areas | 265m ² |
| Includes toilets, Staff Room, Properties, Cleaners room. | |
| Designated Store Rooms | 60m ² |
| Meeting Room (reception) | 10m ² |
| Meeting Room (rear) | 45m ² |
| Outdoor Paving areas | 240m ² maximum |
| Circulation | 363m ² |

10. STRUCTURAL SERVICES

Structural engineering, including:

- New footings and slabs;
- New walls;
- New roof structure;
- New steel frame structure;
- All structural design to Loading code AS3600, Steel Code AS4100, and Concrete Code AS3600

11. CIVIL SERVICES

Civil engineering design and documentation, including:

- Determine existing services details;
- Stormwater drainage to DIPE requirements;
- Site surface drainage to DIPE requirements;
- Water and Sewer reticulations to P7W and AS3500;
- Driveway to DIPE requirements;
- Car parking areas to DIPE requirements;
- Level design of building areas and parking areas in conjunction with Architects requirements;
- Specification to DIPE standards;
- Detailed site survey - all information regarding existing site boundaries, site and road levels and services locations will be sourced from a detailed survey of the site previously carried out by Acer Forester. Collection of additional information required on existing services or structures will be charged on a time basis;

12. MECHANICAL SERVICES

Mechanical engineering design and documentation, including:

- Reverse cycle refrigerative air-conditioning to occupied areas;
- Evaporative cooling to occupied areas;
- Mechanical ventilation to toilet /ablution areas;

Air-conditioning plant, fresh air and exhaust systems will be designed to allow for full occupancy based on Australian Standards for the whole of the internal space.

Air-conditioning services supply will be designed under this scope of works to allow for adjustment and balancing for the occupancy as described in the Organisational Chart.

Separate systems are to be provided as follows,

- a. Board Room

PROPOSED NEW OFFICES FOR
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- b. Staff Room
- c. Library
- d. Main Open Office in two zoned systems.

13. ELECTRICAL SERVICES

Electrical engineering, including:

- Electrical supply and switch boards will be designed to allow for full occupancy based on Australian Standards for the whole of the internal space, and future expansion as indicated on the drawings.
- Electrical services such as light fittings, power reticulation, data and communications reticulation will be designed under this scope of works for the occupancy as described in the Organisational Chart, plus 5% additional capacity.
- Electrical services to be designed to AS3008.1 Cabling, AS3000 Wiring, and AS1760 Fire Detection.
- Investigation of existing services
- General purpose power
- Special purpose power
- Power to mechanical & hydraulic services
- General lighting, including uplighting and high level lighting to central spine high ceiling zone. (no suspended lighting to be utilised)
- Special purpose lighting
- External (security) lighting
- Emergency / exit lighting
- Fire detection
- Telephone and data backbone cabling to design by Client in accord with Telecom standards.
- Main switchboard

14. HYDRAULIC SERVICES

Hydraulic engineering design and documentation, including:

- Investigation of existing services;
- Hot and cold water supply systems to service the new facilities;
- Sanitary plumbing and drainage from building fixtures to town mains;
- Fire hose reels, hydrants and extinguishers;
- Sprinkler services;
- All Hydraulic services to be in accordance with the requirements of Power & Water and AS 3500
- Water takeoff points for future landscaped areas by others.

15. BUILDING CERTIFICATION SERVICES

Building Certification services, including:

- Permit to Build;

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
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- Permit related Building Inspections;
- Permit to Occupy;
- All Buildings to be certified in accordance with the NT Building Act, BCA and relevant Australian Standards

16. EXCLUDED ITEMS

Additional works may be needed to satisfy the requirements of the various Local Authorities or the Client's representative. These works as identified will be undertaken on a time basis or other agreed consultancy.

Works not allowed for in this Functional Design Brief include,

- Sacred Site liaison or liaison with Land Councils, AAPA, or other necessary body;
- Liaison with Authorities in the event of additional infrastructure works being required external to the area, or the design and documentation of any such works;
- Application for Planning Approval;
- Authority administration charges;
- Calling Tenders;
- Performance based modification approvals if required.

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
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FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

ROOM SCHEDULES

| Room No. | Room Name/Function | Area Prelim | Occupancy | Notes |
|-----------|-------------------------------------------------------------|-------------|-----------|------------------------------------|
| A1 | Main Entry Foyer | 35 | | |
| A2 | Reception | 12 | | |
| A3 | Board Room | 72 | | * Up to 40 persons in meeting |
| A4 | Public/Visitor Toilets | 5 | | Baby change table |
| | | | | |
| | | | | |
| | | | | |
| B1 | Finance General Office | 119 | | |
| B2 | Finance office | | | future works, not in this contract |
| B2 | Finance office | | | future works, not in this contract |
| B3 | Finance office | | | future works, not in this contract |
| B4 | Finance office | | | future works, not in this contract |
| B5 | Finance office | | | future works, not in this contract |
| B6 | Finance store | | | future works, not in this contract |
| | | | | |
| C1 | Directorate General Office And Native Title Unit | 150 | | |
| C2 | Office | | | future works, not in this contract |
| C3 | Office | | | future works, not in this contract |
| C4 | Office | | | future works, not in this contract |
| C5 | Office | | | future works, not in this contract |
| C6 | Office | | | future works, not in this contract |
| C7 | Office | | | future works, not in this contract |
| C8 | Office | | | future works, not in this contract |
| C9 | Office | | | future works, not in this contract |
| C10 | Office | | | future works, not in this contract |
| C11 | Office | | | future works, not in this contract |
| C12 | Directorate Corridor | | | future works, not in this contract |
| | | | | |
| D1 | Registry / Archives General Office | 175 | | |
| D2 | Store room | | | future works, not in this contract |
| D3 | Store room | 46 | | future works, not in this contract |
| D4 | Store room | | | future works, not in this contract |

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

ROOM SCHEDULES

| Room No. | Room Name/Function | | | Notes |
|----------|--------------------------|--------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D5 | Store room | | | future works, not in this contract |
| D6 | Store room | | | future works, not in this contract |
| D7 | Compactus Zone | | | future works, not in this contract |
| D8 | Compactus Zone | | | future works, not in this contract |
| | | | | |
| E1 | Library general Area | 100 | | 2 staff plus visitation (approx 5) |
| E2 | Office | | | future works, not in this contract |
| E3 | Office | | | future works, not in this contract |
| | | | | |
| F1 | General Open Plan office | 1887 | | This area includes all other divisions occupying the building, and includes offices, layout areas, meeting rooms and layout areas, all future works, and not in this contract. |
| | | | | |
| | | | | |
| G1 | Air-lock | 4.7 | | |
| G2 | Female toilets 1 | 8.2 | | |
| G3 | Disabled Toilet 1 | 4.6 | | Baby change table |
| G4 | Kitchen | 5.8 | | |
| G5 | Male Toilets 1 | 8.4 | | |
| G6 | Service Duct | 2.0 | | |
| G7 | Property store Room | 47 | | |
| G8 | Store room | 6.5 | | |
| G9 | Unisex external toilet | 4.0 | | |
| G10 | Air-lock | 2.5 | | |
| G11 | Disabled Toilet 2 | 5.6 | | |
| G12 | Air-lock | 2.7 | | |
| G13 | Male Toilets 2 | 8.7 | | |
| G14 | Service Duct | 1.5 | | |
| G15 | Female Toilets 2 | 10 | | |
| G16 | Rear Entry Foyer | 27 | | |
| G17 | Cleaners Room | 3.0 | | |
| G18 | Air-lock | 2.3 | | |
| G19 | Air-lock | 47 1.5 | | |
| G20 | Staff Room | 39 | | |

PROPOSED NEW OFFICES FOR
 THE CENTRAL LAND COUNCIL
 ALICE SPRINGS.
 FUNCTIONAL DESIGN BRIEF
 ORGANISATIONAL CHART

| Room No. | Room Name/Function | | | Notes |
|----------|--------------------------------------------------|-----|--|------------------|
| G21 | Female Toilet 3 | 2.0 | | |
| G22 | Male Toilet 3 | 2.0 | | |
| G23 | Tea Room | 4.5 | | |
| | | | | |
| OA1 | Entry concourse | 125 | | |
| OA2 | Outdoor Area Open display | 52 | | Concrete paved |
| OA3 | Outdoor Meeting Area | 87 | | Brick paved area |
| OA4 | Outdoor Patio to Board Room | 52 | | Concrete paved |
| OA5 | Outdoor Meeting Area Social club Outdoor Area | 56 | | Brick paved area |
| OA6 | Staff Courtyard | 30 | | Brick paved area |
| OA7 | Outdoor Meeting Area | 47 | | Brick paved area |
| OA8 | Rear Entry | | | Concrete paved |
| OA9 | Staff Courtyard | | | Brick paved area |
| | | | | |
| EX1 | Storage Shed | 135 | | |
| EX2 | Bike Rack | 15 | | |
| EX3 | Refuse Area | | | |
| EX4 | Carpark 2 | | | 79 Cars |
| EX5 | Carpark 1 | | | 20 Cars |
| | | | | |
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PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

ROOM DATA SHEETS

1. DESIGN INFORMATION

ROOM NAME: Main Entry

USAGE: arrival point

ROOM NUMBER: A1

OCCUPANCY: Visitors and staff arrivals

SPECIAL REQUIREMENTS:

Lighting, acoustics and access.

Door threshold flush at entry

WINDOWS - INTERNAL: NA

WINDOWS - EXTERNAL: Yes

2. ENVIRONMENTAL INFORMATION

AIR CONDITIONING: yes

EXHAUST: NA

LIGHTING: Quality lighting and feature down lighting to display walls and over reception counter

NOISE: Acoustic wall to Board Room

3. FINISHES

FLOOR: Selected Tiles and Vinyl

SKIRTING: Tile / Aluminium

WALL: Rendered Blockwork and
Flush Plasterboard

CEILING: Acoustic tiles and feature flush
plasterboard bulkheads

4. SERVICES

POWER: general

TELEPHONE: No

DATA: No

FIRE: To code requirements

5. FURNITURE/EQUIPMENT (FFE)

NIL

Client fit-out

6. SPECIAL COMMENTS/FEATURES

- Special lighting for security.
- Special treatment to walls for corporate and indigenous identity
- Feature column boxing / aboriginal artwork
- Opening Plaque
- Recessed floor matt at entry

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

1. DESIGN INFORMATION

ROOM NAME: Reception USAGE: Normal hours

ROOM NUMBER: A2

OCCUPANCY: Receptionist : 1 person : full time

SPECIAL REQUIREMENTS: Lighting

WINDOWS - INTERNAL: No WINDOWS - EXTERNAL: No

2. ENVIRONMENTAL INFORMATION

AIR CONDITIONING: Yes EXHAUST: N/A

LIGHTING: Quality directional lighting to work top and rear wall for display, anti-glare fittings

NOISE: No special requirements

3. FINISHES

FLOOR: Carpet SKIRTING: Painted MDF

WALL: Painted flush plasterboard CEILING: Acoustic plaster tiles and
Painted plasterboard bulkhead

4. SERVICES

POWER: Full power, GPO's to desk TELEPHONE: Yes
for all equipment. (Surge protection).

DATA: Yes FIRE: To code.

5. FURNITURE/EQUIPMENT (FFE)

- Purpose built counter
- Allow for Client supplied items- Filing cabinets, adding machine, Waiting chairs and coffee table, Artwork, Computer/printer, Modem

6. SPECIAL COMMENTS/FEATURES

- Disabled access to counter
- Reception desk; not commercial, user friendly.
- Space for layout of large folders.
- Lockable drawers.
- Keyboard panel.
- Cash drawer (lockable)
- Stationery slides
- Pinboard (concealed to underside of counter front)

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

1. DESIGN INFORMATION

ROOM NAME: Board room USAGE: Meetings and staff training

ROOM NUMBER: A3

OCCUPANCY: Visitors, staff.

SPECIAL REQUIREMENTS:

Good acoustics, black-out ability, allow for multi-purpose useage such as meetings, presentations, conferences etc.

Acoustic rated walls to Reception and Main office.

Door threshold flush to outdoor patio

WINDOWS - INTERNAL: No

WINDOWS - EXTERNAL: Yes/Operable wall

2. ENVIRONMENTAL INFORMATION

AIR CONDITIONING: Yes

EXHAUST: No

LIGHTING: Quality lighting to create ambience, feature lighting and dimmable for presentation, zone lighting throughout for flexibility.

NOISE: Attention to minimise reverberation at meetings and presentations

3. FINISHES

FLOOR: Carpet,

SKIRTING: Painted MDF

WALL: Painted render + plasterboard, glazed, fabric covered areas for acoustics/pinboards

CEILING: Acoustic plaster tiles.

4. SERVICES

POWER: General GPO's for projectors, laptops etc. including in floor under conference table.

TELEPHONE: Yes including in floor under conference table

DATA: Yes including in floor under conference table

FIRE: Yes to code

WATER +DRAINAGE: Yes - kitchenette

5. FURNITURE/EQUIPMENT (FFE)

- Purpose built kitchenette
- In-built storage cupboards
- Allow for client supplied items - Conference table and chairs, Whiteboard, pinboard, projection screen, Black-out and day curtains

6. SPECIAL COMMENTS/FEATURES

- Operable external door to fully open

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

1. DESIGN INFORMATION

ROOM NAME: Mail and Female
public toilets and Air-lock

USAGE: Visitors

ROOM NUMBER: A4

OCCUPANCY: Normal

SPECIAL REQUIREMENTS: Nil

WINDOWS - INTERNAL: No

WINDOWS - EXTERNAL: No

2. ENVIRONMENTAL INFORMATION

AIR CONDITIONING: No

EXHAUST: Exhaust connected to light
switching

LIGHTING: Normal standard

NOISE: Acoustic treatment to ceiling

3. FINISHES

FLOOR: Ceramic non-slip tiles

SKIRTING: Ceramic tile

WALL: Painted render

CEILING: Painted WP plasterboard

4. SERVICES

POWER: GPO for cleaning in Air-
lock

TELEPHONE: No

DATA: No

FIRE: To code

5. FURNITURE/EQUIPMENT (FFE)

- Budget style antivandal tapware, toilet roll holder
- Purpose built bullnose edge laminated vanity bench
- Caroma standard toilet and handbasin
- Mirror
- Baby change table

6. SPECIAL COMMENTS/FEATURES

- Nil

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

1. DESIGN INFORMATION

ROOM NAME: Front Foyer

USAGE: Normal office milling and circulation

ROOM NUMBER: A5

OCCUPANCY: Circulation

SPECIAL REQUIREMENTS: Nil

WINDOWS - INTERNAL: No

WINDOWS - EXTERNAL: No

2. ENVIRONMENTAL INFORMATION

AIR CONDITIONING: Yes

EXHAUST: No

LIGHTING: Office standard

NOISE: No

3. FINISHES

FLOOR: Carpet

SKIRTING: Painted MDF

WALL: Painted render

CEILING: Acoustic plaster tiles

4. SERVICES

POWER: General GPO's for cleaning

TELEPHONE: No

DATA: No

FIRE: To code

5. FURNITURE/EQUIPMENT (FFE)

- Notice board by Client
-
-
-

6. SPECIAL COMMENTS/FEATURES

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

1. DESIGN INFORMATION

ROOM NAME: Finance General
office

USAGE: General office

ROOM NUMBER: B1

OCCUPANCY: 5 clerical staff

SPECIAL REQUIREMENTS: Nil

WINDOWS – Internal to offices
(future)

WINDOWS - EXTERNAL: Yes

2. ENVIRONMENTAL INFORMATION

AIR CONDITIONING: Yes

EXHAUST: No

LIGHTING: Anti-glare standard for
office work

NOISE: Nil

3. FINISHES

FLOOR: Commercial direct stick
carpet

SKIRTING: Painted MDF

WALL: Painted render main walls

CEILING: Acoustic plaster tiles

4. SERVICES

POWER: General plus adequate for
work stations and future offices

TELEPHONE: Adequate to all work
stations and future offices

DATA: Yes, allow for network
connectivity

FIRE: To code
DRAINAGE: No

5. FURNITURE/EQUIPMENT (FFE)

- Nil – All by Client

-

6. SPECIAL COMMENTS/FEATURES

- Nil

PROPOSED NEW OFFICES FOR
 THE CENTRAL LAND COUNCIL
 ALICE SPRINGS.
 FUNCTIONAL DESIGN BRIEF
 ORGANISATIONAL CHART

NOTE: THESE ROOMS NOTED FOR ALLOWANCE FOR ALL SERVICES etc.
 THESE ROOMS DO NOT FORM A PART OF THE SCOPE OF WORKS AND ARE SUBJECT TO A
 SEPERATE FIT-OUT CONSULTANCY, REFER PLANS FOR INDICATIVE PLANNING.

| | |
|------------------------------------------------------------------------------------|--------------------------------|
| 1. DESIGN INFORMATION | |
| ROOM NAME: Finance Offices | USAGE: General Office |
| ROOM NUMBER: B2, B3, B4, B5 | |
| OCCUPANCY: 1 per office | |
| SPECIAL REQUIREMENTS: Nil | |
| WINDOWS – Internal(future) | WINDOWS - EXTERNAL: B4+B5 only |
| 2. ENVIRONMENTAL INFORMATION | |
| AIR CONDITIONING: Yes | EXHAUST: No |
| LIGHTING: Anti-glare standard for office work | |
| NOISE: Nil | |
| 3. FINISHES | |
| FLOOR: Commercial direct stick carpet | SKIRTING: Painted MDF |
| WALL: Painted plasterboard, and glass partitioning (future) | CEILING: Acoustic plaster tile |
| 4. SERVICES | |
| POWER: Adequate for work stations | TELEPHONE: Yes |
| DATA: Adequate for work stations and network connectivity | FIRE: To code |
| | DRAINAGE: Nil |
| 5. FURNITURE/EQUIPMENT (FFE) | |
| <ul style="list-style-type: none"> • Nil – All by Client • | |
| 6. SPECIAL COMMENTS/FEATURES | |
| <ul style="list-style-type: none"> • Nil | |

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

NOTE: THESE ROOMS NOTED FOR ALLOWANCE FOR ALL SERVICES etc.
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SEPERATE FIT-OUT CONSULTANCY, REFER PLANS FOR INDICATIVE PLANNING.

1. DESIGN INFORMATION

ROOM NAME: Finance Store USAGE: Storage and archive only

ROOM NUMBER: B6

OCCUPANCY: Nil

SPECIAL REQUIREMENTS: Nil

WINDOWS - INTERNAL: - Nil

WINDOWS - EXTERNAL: Yes

2. ENVIRONMENTAL INFORMATION

AIR CONDITIONING: No

EXHAUST: No

LIGHTING: Basic storage level

NOISE: Nil

3. FINISHES

FLOOR: Sheet Vinyl

SKIRTING: Vinyl

WALL: Painted plasterboard (future)

CEILING: Plasterboard tiles

4. SERVICES

POWER: GPO for cleaning

TELEPHONE: No

DATA: No

FIRE: To code

5. FURNITURE/EQUIPMENT (FFE)

- Nil

6. SPECIAL COMMENTS/FEATURES

- Nil

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

1. DESIGN INFORMATION

ROOM NAME: Directorate General office USAGE: General office

ROOM NUMBER: C1

OCCUPANCY: 1-2 clerical staff

SPECIAL REQUIREMENTS: Nil

WINDOWS – Internal to offices (future)

WINDOWS - EXTERNAL: Yes

2. ENVIRONMENTAL INFORMATION

AIR CONDITIONING: Yes

EXHAUST: No

LIGHTING: Anti-glare standard for office work

NOISE: Nil

3. FINISHES

FLOOR: Commercial direct stick carpet

SKIRTING: Painted MDF

WALL: Painted render main walls

CEILING: Acoustic plaster tiles

4. SERVICES

POWER: General plus adequate for work stations

TELEPHONE: Adequate to all work stations

DATA: Yes, allow for network connectivity

FIRE: To code
DRAINAGE: No

5. FURNITURE/EQUIPMENT (FFE)

- Nil – All by Client

6. SPECIAL COMMENTS/FEATURES

- Nil

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

NOTE: THESE ROOMS NOTED FOR ALLOWANCE FOR ALL SERVICES etc.
THESE ROOMS DO NOT FORM A PART OF THE SCOPE OF WORKS AND ARE SUBJECT TO A
SEPERATE FIT-OUT CONSULTANCY, REFER PLANS FOR INDICATIVE PLANNING.

| | |
|-------------------------------------------------------------|--------------------------------|
| 1. DESIGN INFORMATION | |
| ROOM NAME: Directorate Offices | USAGE: General Office |
| ROOM NUMBER: C2 to C11 | |
| OCCUPANCY: 1 per office | |
| SPECIAL REQUIREMENTS: Nil | |
| WINDOWS – Internal to main open area (future) | WINDOWS - EXTERNAL: Yes |
| 2. ENVIRONMENTAL INFORMATION | |
| AIR CONDITIONING: Yes | EXHAUST: No |
| LIGHTING: Anti-glare standard for office work | |
| NOISE: Nil | |
| 3. FINISHES | |
| FLOOR: Commercial direct stick carpet | SKIRTING: Painted MDF |
| WALL: Painted plasterboard, and glass partitioning (future) | CEILING: Acoustic plaster tile |
| 4. SERVICES | |
| POWER: Adequate for work stations | TELEPHONE: Yes |
| DATA: Adequate for work stations and network connectivity | FIRE: To code |
| | DRAINAGE: Nil |
| 5. FURNITURE/EQUIPMENT (FFE) | |
| • Nil - All by Client | |
| • | |
| 6. SPECIAL COMMENTS/FEATURES | |
| • | |

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

1. DESIGN INFORMATION

ROOM NAME: Registry Archives
General office

USAGE: General office

ROOM NUMBER: D1

OCCUPANCY: 1 clerical staff

SPECIAL REQUIREMENTS: Nil

WINDOWS – No

WINDOWS - EXTERNAL: No

2. ENVIRONMENTAL INFORMATION

AIR CONDITIONING: Yes

EXHAUST: No

LIGHTING: Anti-glare standard for
office work

NOISE: Nil

3. FINISHES

FLOOR: Commercial direct stick
carpet

SKIRTING: Painted MDF

WALL: 1 hour Fire Rated
Painted render main walls

CEILING: 1 hour Fire Rated
Flush plasterboard

4. SERVICES

POWER: General plus adequate for
work stations

TELEPHONE: Adequate to all work
stations

DATA: Yes, allow for network
connectivity

FIRE: To code + protection of contents
DRAINAGE: No

5. FURNITURE/EQUIPMENT (FFE)

- Nil

-

6. SPECIAL COMMENTS/FEATURES

- Nil

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

NOTE: THESE ROOMS NOTED FOR ALLOWANCE FOR ALL SERVICES etc.
THESE ROOMS DO NOT FORM A PART OF THE SCOPE OF WORKS AND ARE SUBJECT TO A
SEPERATE FIT-OUT CONSULTANCY, REFER PLANS FOR INDICATIVE PLANNING.

1. DESIGN INFORMATION

ROOM NAME: Registry Stores and Compactus zones USAGE: Storage and archive only

ROOM NUMBER: D2, D3, D4, D7, D8

OCCUPANCY: Nil

SPECIAL REQUIREMENTS: Nil

WINDOWS - INTERNAL: - Nil WINDOWS - EXTERNAL: Nil

2. ENVIRONMENTAL INFORMATION

AIR CONDITIONING: Yes EXHAUST: No

LIGHTING: Basic storage level to stores, Standard office level to compactus zones

NOISE: Nil

3. FINISHES

FLOOR: Sheet Vinyl SKIRTING: Vinyl

WALL: 1 hour Fire Rated CEILING: 1 hour Fire Rated
Painted render and plasterboard Flush Plasterboard

4. SERVICES

POWER: General (cleaning) TELEPHONE: No

DATA: No FIRE: To code + protection of contents

5. FURNITURE/EQUIPMENT (FFE)

- Nil

6. SPECIAL COMMENTS/FEATURES

- Nil

PROPOSED NEW OFFICES FOR
 THE CENTRAL LAND COUNCIL
 ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

NOTE: THESE ROOMS NOTED FOR ALLOWANCE FOR ALL SERVICES etc.
 THESE ROOMS DO NOT FORM A PART OF THE SCOPE OF WORKS AND ARE SUBJECT TO A
 SEPERATE FIT-OUT CONSULTANCY, REFER PLANS FOR INDICATIVE PLANNING.

| | |
|------------------------------------------------------------------------------------|--------------------------------|
| 1. DESIGN INFORMATION | |
| ROOM NAME: Registry Offices | USAGE: General Office |
| ROOM NUMBER: D5 + D6 | |
| OCCUPANCY: 1 per office | |
| SPECIAL REQUIREMENTS: Nil | |
| WINDOWS – Internal to main open area | WINDOWS - EXTERNAL: No |
| 2. ENVIRONMENTAL INFORMATION | |
| AIR CONDITIONING: Yes | EXHAUST: No |
| LIGHTING: Anti-glare standard for office work | |
| NOISE: Nil | |
| 3. FINISHES | |
| FLOOR: Commercial direct stick carpet | SKIRTING: Painted MDF |
| WALL: Painted plasterboard, and glass partitioning | CEILING: Acoustic plaster tile |
| 4. SERVICES | |
| POWER: Adequate for work stations | TELEPHONE: Yes |
| DATA: Adequate for work stations and network connectivity | FIRE: To code |
| | DRAINAGE: Nil |
| 5. FURNITURE/EQUIPMENT (FFE) | |
| <ul style="list-style-type: none"> • Nil – All by Client • | |
| 6. SPECIAL COMMENTS/FEATURES | |
| <ul style="list-style-type: none"> • Nil | |

PROPOSED NEW OFFICES FOR
 THE CENTRAL LAND COUNCIL
 ALICE SPRINGS.
 FUNCTIONAL DESIGN BRIEF
 ORGANISATIONAL CHART

NOTE: THESE ROOMS NOTED FOR ALLOWANCE FOR ALL SERVICES etc.
 THESE ROOMS DO NOT FORM A PART OF THE SCOPE OF WORKS AND ARE SUBJECT TO
 SEPERATE FIT-OUT CONSULTANCY, REFER PLANS FOR INDICATIVE PLANNING.

| | |
|-----------------------------------------------------------|--------------------------------|
| 1. DESIGN INFORMATION | |
| ROOM NAME: Library Offices | USAGE: General Office |
| ROOM NUMBER: E2 + E3 | |
| OCCUPANCY: 1 per office | |
| SPECIAL REQUIREMENTS: Nil | |
| WINDOWS – Internal to main open area (future) | WINDOWS - EXTERNAL: Yes |
| 2. ENVIRONMENTAL INFORMATION | |
| AIR CONDITIONING: Yes | EXHAUST: No |
| LIGHTING: Anti-glare standard for office work | |
| NOISE: Nil | |
| 3. FINISHES | |
| FLOOR: Commercial direct stick carpet | SKIRTING: Painted MDF |
| WALL: Painted plasterboard, and glass partitioning | CEILING: Acoustic plaster tile |
| 4. SERVICES | |
| POWER: Adequate for work stations | TELEPHONE: Yes |
| DATA: Adequate for work stations and network connectivity | FIRE: To code |
| | DRAINAGE: Nil |
| 5. FURNITURE/EQUIPMENT (FFE) | |
| • | |
| • | |
| 6. SPECIAL COMMENTS/FEATURES | |
| • | |

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

NOTE: THESE ROOMS NOTED FOR ALLOWANCE FOR ALL SERVICES etc.
THESE ROOMS DO NOT FORM A PART OF THE SCOPE OF WORKS AND ARE SUBJECT TO A
SEPERATE FIT-OUT CONSULTANCY, REFER PLANS FOR INDICATIVE PLANNING.

1. DESIGN INFORMATION

ROOM NAME: Open Plan Office
Space + Circulation

USAGE: General Office

ROOM NUMBER: F1

OCCUPANCY: 86-90 staff

SPECIAL REQUIREMENTS: Nil

WINDOWS – Internal to offices
(future)

WINDOWS - EXTERNAL: Yes all walls
and high level skylights

2. ENVIRONMENTAL INFORMATION

AIR CONDITIONING: Yes

EXHAUST: No

LIGHTING: Anti-glare standard for
office work

NOISE: Nil

3. FINISHES

FLOOR: Commercial direct stick
carpet

SKIRTING: Painted MDF

WALL: Painted render, plasterboard,
and glass partitioning

CEILING: Acoustic plaster tile

4. SERVICES

POWER: Adequate for work stations

TELEPHONE: Yes

DATA: Adequate for work stations
and network connectivity

FIRE: To code

DRAINAGE: Nil

5. FURNITURE/EQUIPMENT (FFE)

•

•

6. SPECIAL COMMENTS/FEATURES

- ALLOW FOR SERVICES RETICULATION TO ALL FUTURE WORK STATION
AREAS AND FUTURE OFFICES AS SHOWN ON THE INDICATIVE FLOOR
PLANS.
- ALLOW FOR STAND ALONE 24 HOUR AIR-CONDITIONING TO COMMS ROOM.

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

1. DESIGN INFORMATION

ROOM NAME: Mail and Female
toilets, Disabled toilet, and Air-lock

USAGE: All Staff

ROOM NUMBER: G1 to G5
G9 to G15

G18 + G19

OCCUPANCY: Normal

SPECIAL REQUIREMENTS: Nil

WINDOWS - INTERNAL: No

WINDOWS - EXTERNAL: Yes to G2, G9
and G15 only
Roller shutter to G4

2. ENVIRONMENTAL INFORMATION

AIR CONDITIONING: No

EXHAUST: Exhaust connected to light
switching

LIGHTING: Normal standard

NOISE: Nil

3. FINISHES

FLOOR: Ceramic non-slip tiles

SKIRTING: Ceramic tile

WALL: Painted render to Air-Lock,
ceramic tiles to 1800 throughout
toilets, painted render above.

CEILING: Painted WP plasterboard

4. SERVICES

POWER: General at vanity bench

TELEPHONE: No

DATA: No

FIRE: No

5. FURNITURE/EQUIPMENT (FFE)

- Budget style anti-vandal tapware, toilet roll holder, paper towel dispenser, rubbish bin, hot air hand drier
- Standard budget shower set and rose
- Purpose built bullnose edge laminated vanity bench
- Caroma standard toilet and handbasin
- Fully compliant disabled toilet, seat and handbasin to G3 and G11
- Full width Mirror
- S/S urinal to Male
- Fully Compliant S/S grabrails to G3 and G11

6. SPECIAL COMMENTS/FEATURES

- Nil

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

1. DESIGN INFORMATION

ROOM NAME: Service Duct USAGE: Nil

ROOM NUMBER: G6 + G14

OCCUPANCY: Nil

SPECIAL REQUIREMENTS: Nil

WINDOWS - INTERNAL: No

WINDOWS - EXTERNAL: No

2. ENVIRONMENTAL INFORMATION

AIR CONDITIONING: No

EXHAUST: No

LIGHTING: 1x fluorescent for service

NOISE: Nil

3. FINISHES

FLOOR: Mono Concrete

SKIRTING: Nil

WALL: flush blockwork

CEILING: Nil

4. SERVICES

POWER: 1x GPO for service

TELEPHONE: No

DATA: No

FIRE: No

5. FURNITURE/EQUIPMENT (FFE)

- Cisterns to all units
-
-
-
-
-

6. SPECIAL COMMENTS/FEATURES

- Nil

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

| | |
|-------------------------------------|-------------------------------------------------------------------|
| 1. DESIGN INFORMATION | |
| ROOM NAME: Property Room and Store | USAGE: Storage |
| ROOM NUMBER: G7 + G8 | |
| OCCUPANCY: 3 staff | |
| SPECIAL REQUIREMENTS: Nil | |
| WINDOWS - INTERNAL: No | WINDOWS - EXTERNAL: Yes |
| 2. ENVIRONMENTAL INFORMATION | |
| AIR CONDITIONING: Yes to G7 | EXHAUST: Nil |
| LIGHTING: Normal Office standard | |
| NOISE: Nil | |
| 3. FINISHES | |
| FLOOR: Commercial Sheet vinyl | SKIRTING: Painted MDF |
| WALL: Painted render | CEILING: Acoustic plaster tile to G7, Plasterboard tiles to G8 |
| 4. SERVICES | |
| POWER: General GPO's | TELEPHONE: Yes to each work station |
| DATA: Yes to each workstation | FIRE: To Code |
| 5. FURNITURE/EQUIPMENT (FFE) | |
| • Nil | |
| • | |
| • | |
| • | |
| • | |
| 6. SPECIAL COMMENTS/FEATURES | |
| • Nil | |

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

1. DESIGN INFORMATION

ROOM NAME: Staff Room USAGE: Staff

ROOM NUMBER: G20

OCCUPANCY: Periodic all day by
staff

SPECIAL REQUIREMENTS: Nil

WINDOWS - INTERNAL: No

WINDOWS - EXTERNAL: Yes

2. ENVIRONMENTAL INFORMATION

AIR CONDITIONING: Yes

EXHAUST: Yes- to stove

LIGHTING: Normal standard

OTHERS: ceiling fans

NOISE: Nil

3. FINISHES

FLOOR: Vinyl

SKIRTING: Ceramic tile

WALL: Painted render

CEILING: Painted flush plasterboard

4. SERVICES

POWER: General for cleaning

TELEPHONE: Yes

Fridge, microwave, zip hot water unit,
bench cooking equipment

DATA: No

FIRE: To Code

GAS: stove and cooktop

PLUMBING: sink, hot water overflow,
chilled water unit

5. FURNITURE/EQUIPMENT (FFE)

- Fridge, microwave, zip hot water unit
- Gas stove and range hood to external
- Chilled water unit, mains connect
-
-

6. SPECIAL COMMENTS/FEATURES

- Fully openable door system to outdoor meeting area

PROPOSED NEW OFFICES FOR
THE CENTRAL LAND COUNCIL
ALICE SPRINGS.
FUNCTIONAL DESIGN BRIEF
ORGANISATIONAL CHART

1. DESIGN INFORMATION

ROOM NAME: Rear Foyer

USAGE: Staff entry from carpark

ROOM NUMBER: G16

OCCUPANCY: Nil

SPECIAL REQUIREMENTS: Nil

WINDOWS - INTERNAL: No

WINDOWS - EXTERNAL: Yes

2. ENVIRONMENTAL INFORMATION

AIR CONDITIONING: Yes

EXHAUST: Nil

LIGHTING: Normal standard

NOISE: Nil

3. FINISHES

FLOOR: Ceramic non-slip tiles

SKIRTING: Ceramic tile

WALL: Painted render

CEILING: Painted flush plasterboard

4. SERVICES

POWER: General for cleaning

TELEPHONE: No

DATA: No

FIRE: To Code

5. FURNITURE/EQUIPMENT (FFE)

- Recessed floor mat

•

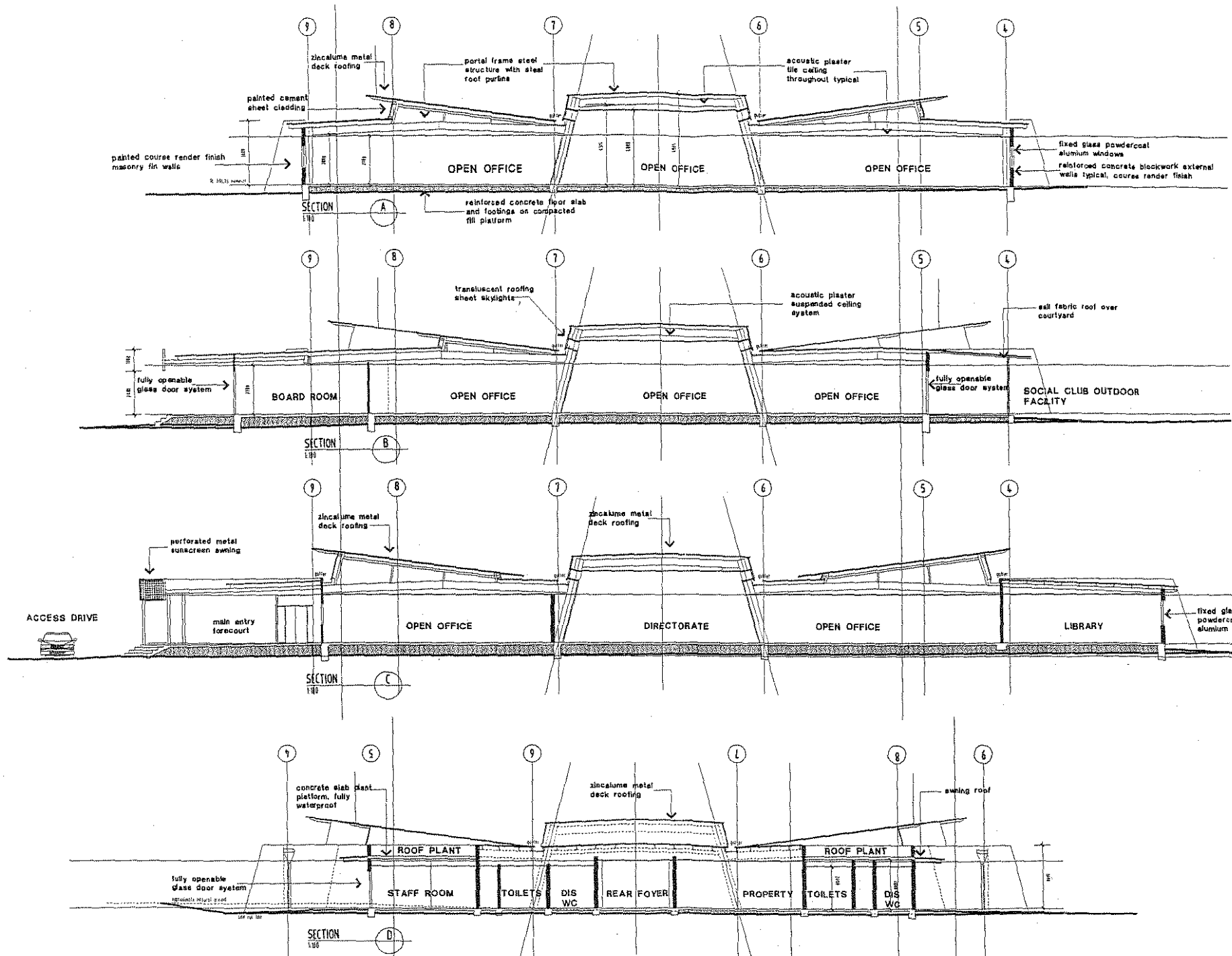
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6. SPECIAL COMMENTS/FEATURES

- Nil



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 Check for dimensions on this drawing (comparisons of notes).

| Rev | Description | Date |
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 Floor No 0 0 0 0 No. of B. No. 1
 Residential and commercial buildings
 Computer aided drafting
 Interior and furniture design
 Utility planning

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| 1:100 | |
| | |

| Rev | Date |
|-----|------|
| | |
| | |

From Diagram
 SECTIONS

Drawn by
**PROPOSED NEW OFFICES
 for the CENTRAL LAND COUNCIL
 Lot 7409 Alice Springs**
 Project No
6312-A6

To be used in conjunction with the drawings of the project.

 For information only.

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------|
| 1 | 10/10/2010 | ISSUED FOR PERMIT |
| 2 | 10/10/2010 | ISSUED FOR PERMIT |
| 3 | 10/10/2010 | ISSUED FOR PERMIT |
| 4 | 10/10/2010 | ISSUED FOR PERMIT |
| 5 | 10/10/2010 | ISSUED FOR PERMIT |
| 6 | 10/10/2010 | ISSUED FOR PERMIT |
| 7 | 10/10/2010 | ISSUED FOR PERMIT |
| 8 | 10/10/2010 | ISSUED FOR PERMIT |
| 9 | 10/10/2010 | ISSUED FOR PERMIT |
| 10 | 10/10/2010 | ISSUED FOR PERMIT |

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SHEET 1 OF MANY SHEETS

 SHEET NO. 0312-A1

PROJECT NO. 10000000000000000000

 PROJECT NAME: PROJECT OFFICES

 PROJECT LOCATION: CENTRAL LEAD COUNCIL

 PROJECT ADDRESS: 100 TULLOCH STREET, SPRINGWOOD

DRAWN BY: [Name]

 CHECKED BY: [Name]

 APPROVED BY: [Name]

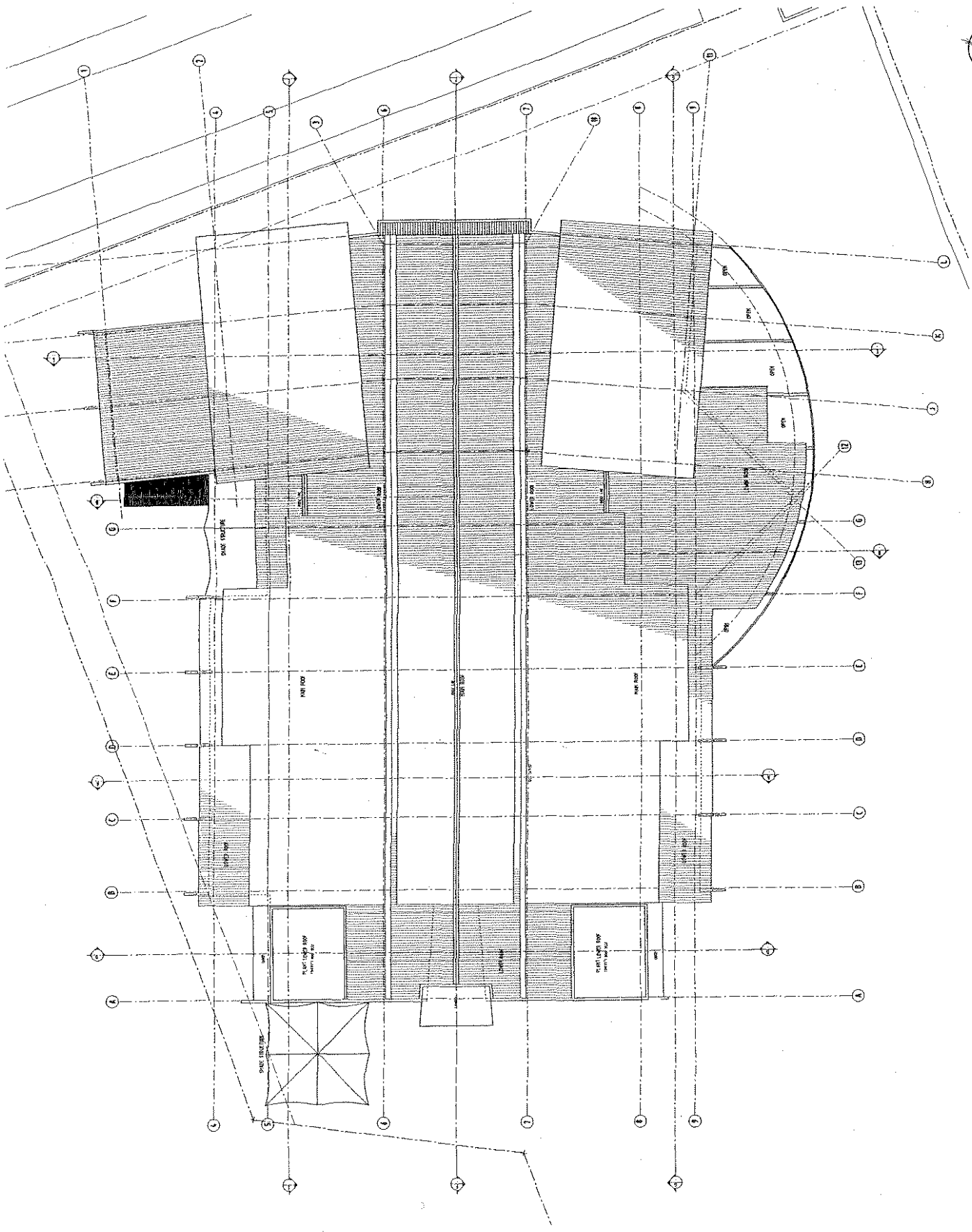
PROJECT NO. 10000000000000000000

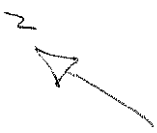
 PROJECT NAME: PROJECT OFFICES

 PROJECT LOCATION: CENTRAL LEAD COUNCIL

 PROJECT ADDRESS: 100 TULLOCH STREET, SPRINGWOOD

ROOF PLAN





STUART HIGHWAY



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Project No: 0312-SK1
 Date: 10/10/2012
 Drawing No: 0312-SK1
 Scale: 1:100
 Author: [Name]
 Checker: [Name]
 Approver: [Name]
 Date: [Date]

PROPOSED INTERNAL ZONING
 Prepared by: [Name]
 For: [Name]
 Date: [Date]