



Special General Meeting

1000hrs, Sun 24 June 2018

AGENDA

1. Lot 7303 Information and Discussion session regarding:
 - a) the opportunity for DBCYA to have the land and waterway at the eastern end of our existing title (known as Lot 7303) merged in with our existing crown lease in perpetuity;
 - b) The conditions pursuant to achieving said acquisition, namely to make the existing land reclamation compliant with the NT Planning Act and demonstrate that we can afford to do so;
 - c) The recommended processes to achieve said acquisition, namely
 - Step 1: Determine the method of land edge construction
 - Step 2: Apply for a short-term crown lease to allow time for the works to be completed;
 - Step 3: Engage an engineer to prepare detailed drawings and environmental documentation
 - Step 4: Seek quotes for developmental (civils) works from suitably qualified contractors
 - Step 5: Hold a second SGM to update members on more detailed costs and to vote whether to proceed with steps 6 and 7 below;
 - Step 6: Apply for a Development Permit to proceed with development works;
 - Step 7: Undertake civils works and obtain engineering certificate.
 - d) the pros and cons of acquiring versus not acquiring Lot 7303, including the position either option will leave the club in.
2. Advisement to members
 - a) Should the club not be successful at application steps 2 and 6 above, the Club may lose the opportunity to secure tenure over Lot 7303. Further discussions will need to be held with NT Government should we find ourselves in this position.
 - b) Input is invited (to 16 July 2018) regarding the land edge construction, ie whether to opt for tumble rock angled wall face, explore a vertical solid wall structure or consider other options. Members invited to approach committee with concepts. Accepted concepts to be discussed with engineers for compliance practicalities.
3. Discussion / questions regarding 1 - 2 above
4. Member vote:

Senior members present to vote by show of hands whether they approve in principal that the club should seek to acquire a permanent crown lease over Lot 7303 and initiate the application proceedings by actioning steps 1 – 4 above before reporting back to the membership.

Upon declaration of the voting outcome, with no further business, the SGM shall close.

Additional Supporting Information for SGM – June 2018

DBCYA has been given a 5 year occupancy permit over Lot 7303 for the purpose of maintenance and to allow time to submit an application to consolidate the area with the existing Crown lease. This occupancy permit expires in November 2018 and the management committee is actively working towards obtaining this consolidation, to ensure tenure over the waterway in front of our channel and acquisition of the land for future development.

Club representatives have recently met with the NT Government to discuss this consolidation, and the following process is recommended:

STEP 1: Determine desired wall finish - consultation with members invited. There is some scope for adjustment of final design at a later stage. A cheap option is a tumble rock angle wall similar to how it is now, but members may have some other good concept ideas.

STEP 2: Apply for a short-term Crown Lease over Lot 7303, for the purpose of developing the existing reclamation on the northern portion of Lot 7303 Town of Darwin to become compliant with the NT Planning Act. This requires:

- a) a detailed written application covering specific criteria
- b) approximate timeframes and costs for the abovementioned development
- c) provision of concept drawings of the abovementioned development
- d) provision of annual financials to demonstrate our capacity to fund the works

The estimated cost for this step, including application preparation by external agent and engineering fees, is between \$8,000 - \$15,000 (*quotes coming in time for SGM*).

Required time frame to submit: by October 2018.

This will be reviewed by the Dept of Infrastructure, Planning and Logistics and if successful, we will be given a short-term lease of a yet-undetermined time frame, likely between 3 - 5 years.

STEP 3: Engage an engineer to provide detailed drawings and all required environmental documentations to support our Development Permit application. Loose estimated cost is \$45,000 - \$55,000.

STEP 4: Upon receipt of the engineering drawings, seek detailed quotes for the civils works. The capacity of the Project Manager, namely volunteer or professional, needs to be considered here.

STEP 5: Call another SGM to discuss civils works costs and to vote whether to proceed with STEPS 6 and 7. The current very loose estimate cost for tumble rock is approx. \$330,000 and for continuation of the concrete block wall is \$470,000 but specific detailed quotes will be available for this second SGM, based on the wall finish determined at STEP 1.

STEP 6: If consensus obtained, the club then applies for a development permit to carry out the required development works. The estimate cost for this step is approx. \$5,000 - \$8,000 (application preparation by external agent). The anticipated time frame to submit: within 12 months from obtaining the short-term lease. This application will be reviewed by Development Assessment Services.

STEP 7: Proceed with civils works, incorporating any conditions precedent on the Development Permit and noting the time frame of the short-term grant.

NOTES: 1) We have been advised that the short-term Crown Lease will include a provision that once an Engineer has signed off our development works, the land automatically merges with our existing Crown Lease title in perpetuity.

2) Northern Planning Consultants, the Club's ongoing consultant for NTG interactions, are the preferred agents to prepare the required applications as per previous DPs.