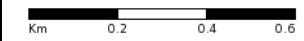


Legend

TOWN_PLANNING_ZONES

- A - Agriculture
- CV - Caravan Park
- CB - Central Business
- C - Commercial
- CL - Community Living
- CP - Community Purpose
- CN - Conservation
- DV - Development
- RR - Rural Residential
- GI - General Industry
- HT - Heritage
- HR - High Density Residential
- H - Horticulture
- LI - Light Industry
- M - Main Road
- MR - Medium Density Residential
- LMR - Low-Medium Density Resid
- CA - No Planning Scheme Control
- OR - Organised Recreation
- PM - Proposed Main Road
- PS - Public Open Space
- RW - Railway
- RD - Restricted Development
- R - Rural
- RL - Rural Living
- SC - Service Commercial
- LR - Low Density Residential
- S - Specific Use



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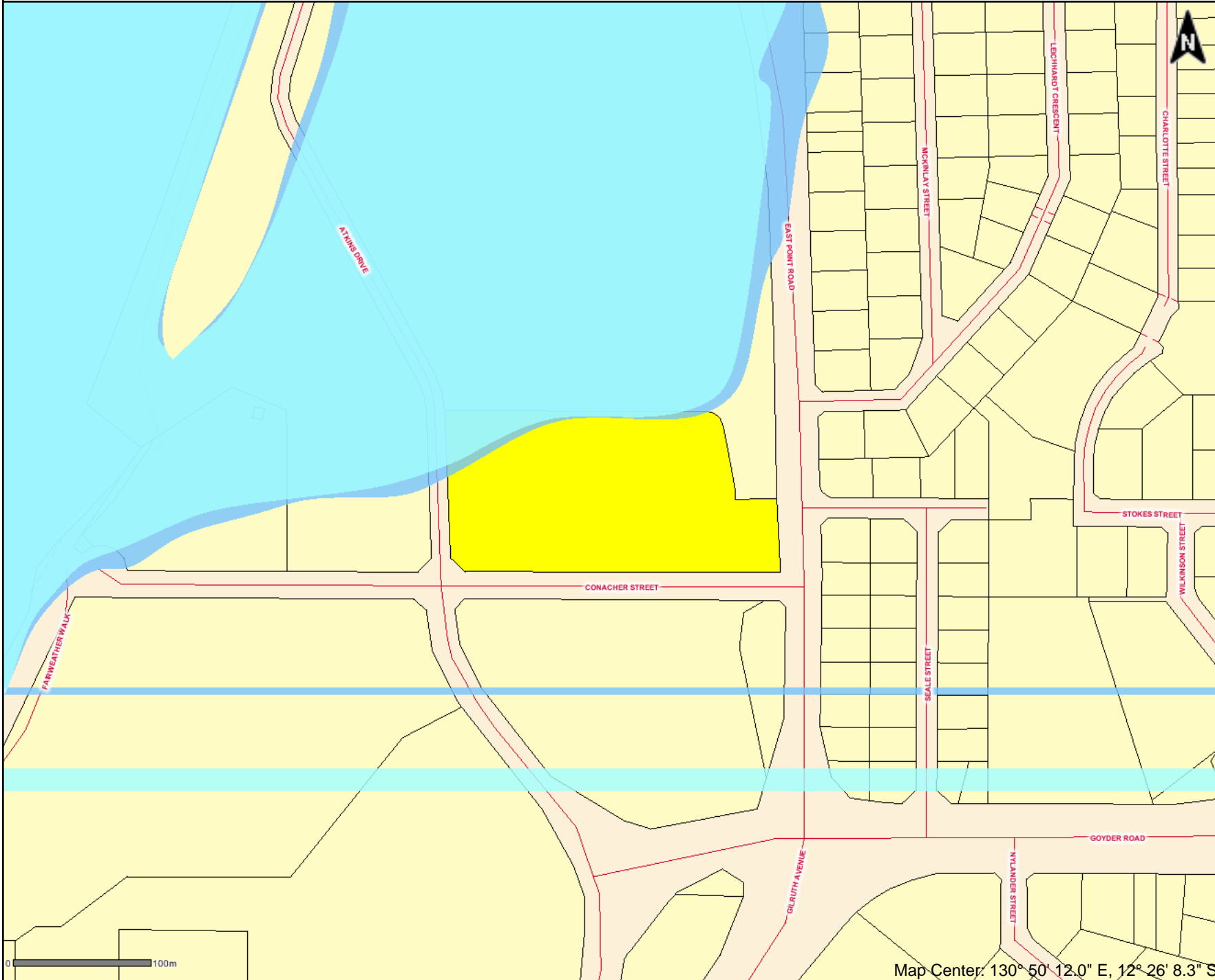
Geospatial Services Unit



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Planning and Environment
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- Storm Surge 2100 Primary
- Storm Surge 2100 Secondary
- General Lines
- Road Labels
- Road Centrelines
- Highway
- Other Road
- Cadastre
- Coastline

Created by Public User

Bottom Left: 130° 50' 02", -12° 26' 20"
Top Right: 130° 50' 21", -12° 25' 56"
Approximate Scale: 1:3,800
Datum: GDA 1994
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Revision 2 - 4th November 2025

**Exceptional Development
Permit application for a**

**Proposed Recreational
Vehicle (RV) Park on
Lot 5437, Fannie Bay, NT**

**On behalf of the
Darwin Bowls and Social Club**

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1. Overview

The land at the western half of 8 Conacher Street, Fannie Bay (Lot 5437), has been leased by the Darwin Bowls and Social Club (DB&SC) since the Club was established in 1960 and following numerous proposals, under the present planning scheme, it remains undeveloped.

With the recent proposal, by the Darwin City Council, to redevelop the adjacent Bundilla precinct to attract tourism, the Board of Management of the Darwin Bowls and Social Club is requesting, through this “Exceptional Development Permit” application, that the Club is granted permission to establish an RV Park on Lot 5437 in support of the Bundilla development.

The Board believes that an RV Park would be an ideal use for the land, with minimal impact to the environment as each van has fully self-contained services and would attract up to 80 tourists per day, to the area.

This influx of tourists, should provide a significant financial benefit to the Darwin Bowls and Social Club and through patronage, benefit all the adjacent clubs, restaurants and the Museum and Art Gallery of the Northern Territory (Museum) which are situated in the area.

The land currently is Zoned as “Organised Recreational” which prohibits the using the land as a Caravan or RV Park however: We are requesting that under the NT Planning Act 1999, Part 4, Division 2, “Exceptional Development permits” item 38 that the use of the land be changed to allow a RV Park as detailed in this report.

2. Northern Territory Planning Scheme 2020

The following is a summary of the provisions in the Act which support the proposed development of an RV Park on part of the Darwin Bowls Club land at lot 5437 In Fannie Bay:

NTPS Part 5, Section 2 Clause 38 Exceptional Development Permits

Item 2 An Exceptional Development Permit may permit the following in relation to land:
2(b) A development or use of the land in substitution for an existing use, although the development or use would otherwise not be lawful under the relevant planning scheme.

The Proposed RV Park, granted under clause 2(b) will complement and financially support the Bowls Club to continue providing bowling services to the community as part of the original Organised Recreation zoning.

NTPS Darwin Inner Suburbs Area Plan

Section 34 – Social Infrastructure. This clause specifically mentions the Darwin Bowls Club under “Planning Principles” and it states “Development of new recreational facilities on under-utilised land within an Organised Recreational Zoning” is encouraged.

Our proposal of an RV Park is being made not as a major use for the land, but one as a financial support for the existing “Organised Recreational” use and only on the under-utilized section of the land. Land that has been vacant for 64 years.

NT Planning Scheme Part 2 Strategic Framework

Clause 2.1 Purpose of the Strategic Framework

Item (d) (i) to (vi) inclusive, details the requirements that the Consent Authority deem necessary to provide a balanced urban plan for our society.

Our proposed RV Park, which is detailed in the following pages meets the requirements of all items 2.1 d (i) to (vi) inclusive and once operational, will financially support the Darwin Bowls Club to be a standalone business with minimal impact to the environment and local residents.

For these reasons we request an early approval for the proposed RV Park

3. Land Information

The Darwin Bowls and Social Club and the proposed RV Park is located on Lot 4537 at 8 Conacher Street, Fannie Bay. This is shown on drawings A01 and A02 in Appendix 2 and 3 respectively. The Bowls Club occupies 53% of the land or 1.4 hectare and the proposed RV Park will occupy the remaining western end which is 47% of the Lot or 1.2 hectares.

Existing Use

The land has been vacant for 64 years. It is a grass covered field, undulating with a slight fall from the Conacher Street boundary down to the Bundilla boundary, with natural runoff across the land into the Bundilla Creek.

There is a dense stand of Coffee Bush and scrub on the north west corner of the block, adjacent to the creek which will be removed and replanted with native shade trees as an area for contemplation for residents.

Land Owner

The land has been Leased since 1960 by the Darwin Bowls and Social Club of 8 Conacher Street Fannie Bay, NT on a Crown Lands Perpetual Lease, and is managed by the current Board of Management.

Owner Authorisation

The Darwin Bowls and Social Club Board has approved the concept of the RV Park at their Board meeting dated 16th March 2025 and provided a written authorisation for the proposal, a copy of which is included in Appendix 1 of this report.

4. Application and Contacts

The application for an Exceptional Development Permit is being submitted on behalf of the Board of Management of the Darwin Bowls and Social Club.

The designated contacts are as follows:

Barry Orr, Treasurer of the DB&SC	0418 440 195
Geoff Hunter, Author of this document.	0414 647 146

5. Recreational Vehicle Park - Proposal

Introduction

The Darwin Bowls and Social Club propose to develop the western part of the land at 8 Conacher Street Fannie Bay as an RV park for up to 40 vehicles, all in accordance with the requirements and regulations as set out in the Northern Territory Planning Scheme 2020.

The proposal is detailed in the following description and on drawings A01 Site layout and A02 RV Park layout and stages which are attached in appendix 2 and 3.

Recreational Vehicles Definitions

The NTPS 2020 does not specifically mention Recreational Vehicle parks as it is a relatively new term, however it does mention Caravan Parks, which are similar, consequently it will be those clauses, on which we will base our proposal.

We are using the Northern Territory Planning Scheme clause 5.5.13 Caravan Park, as a basis for our design, knowing that the requirements for an RV park are less onerous on the environment and require less support amenities than a caravan park.

Recreational Vehicles are defined as those providing mobile accommodation with all contained services. For example:

- they have self-contained showers, toilets, washing machines with grey and black water retention tanks.
- they have potable water tanks for cooking and domestic use and solar panels and batteries for operating all contained services.

General Description

The propose RV Park is shown on drawing No. A01 Site Plan - Concept and A02 RV Park layout.

The following is a brief description:

- The site will be girted with a 1.8m security fence to match the existing fence around the Bowls Club.
- There will be entrance and exit boom gates to ensure security to park residents.
- Provides Site facilities for up to 40 Recreational Vehicles.
- Each RV site will be supported by a grassed, compacted earth pad.
- There will be an access road and low-level lighting within the park.
- All sites will be separated by a landscaped screening, providing shade and privacy
- Three-metre-wide landscaping to be provided around the boundary for shade, and privacy.
- Initially the sites will be unpowered as each RV has its own Solar panel and battery and as the park develops powered sites will be introduced.
- The park will be provided with a “dump point” for the disposal of sewage from the vans. The dump point has inbuilt washdown facilities.
- All landscaping will be planted with native plants where possible to reduce water consumption.

These facilities will be developed in stages, details of which are set out, in section 7 of this document.

Associated Facilities

Associated facilities which will support the RV Park and which already exist within the adjacent Bowls Club include:

- Rubbish collection area which is cleared daily will be shared by the residents of the Recreational Vehicles.
- The bowls maintenance team has been responsible for the maintaining the vacant land since 1960. This includes mowing, tree trimming, landscaping etc. and the same team will be responsible for the proposed RV park.
- The Bowls Club have on-site accommodation for the caretaker who provides 24-hour emergency assistance to the Bowls Club and this will be extended to include the RV Park.
- The Recreational Vehicle Park will be managed by the Darwin Bowls and Social Club, Board of Management as part of the one complimentary operation, ensuring efficient operation of the RV Park with minimal disruption to surrounding residents.
- The booking and payment system will be all on-line, with electronic funds transfer allowing for afterhours entry and exit. This will be managed by the Bowls Club staff.

Design Features

The NTPS Section 5 Clause 5.5.13 Caravan (Recreational Vehicle) Parks sets out the requirements for designing Caravan parks in the NT. Our proposal is based on those regulations with some changes that reflect the difference between Caravan and RV Parks as follows:

Ablution and Laundry blocks

- These are not required as each RV has its own internal facilities.

Camp Kitchens

- These are not required as there are no camp sites within the complex and each RV has its own cooking facilities. If there is a requirement to eat externally there is a wide range of restaurants, cafes, coffee shops in nearby Fannie Bay and Parap.

Clause 5.5.13 Administration items 1 to 9

- The proposed RV Park will comply with these items, in terms of external road access, internal roads, and site layout and security. Drawing A02 RV Park layout and details, shows this compliance.

In summary, the proposed RV Park provides an excellent solution to the problem of developing a long vacant site, enhancing the area and provides financial and social benefits to the club and surrounding area. This can be achieved with full compliance with the NTPS part 2 Strategic Framework item 2.1 d (i) to (vi) inclusive.

6. Statement of Effect

Part 4 Division 2 Exceptional Development Permit

The NT Planning Scheme, Clause 42, lists the following “matters that are to be taken into account when making a decision to grant an EDP”. We summarise below, our response to the matters listed in Clause 42:

Section 51(d) Waste Management and Pollution Control Act 1998.

The Bowls Club has been collecting waste on the site since its inception in 1960 and has a rigorous recycling program as follows:

- All waste is separated into three categories, general waste, recycling of bottles and cans and recycling of paper and cardboard.
- The Darwin Bowls Club have an enclosed waste management rubbish area as shown on drawing A01.
- Rubbish removal is by contractors who attend three times per week or as necessary to clear the bins.
- The park will be provided with a “dump point” as shown on drawing A01, for the disposal of sewage from the RVs by each owner.

These programs will be continued by the Bowls Club and include the RV Park area.

Section 51(h) Merit of the Proposed Development

The proposed development of a RV Park on the vacant land at 8 Conacher Street will bring significant financial, social and environmental benefits to the Fannie Bay community.

Merits of which are as follows:

Financial

- The direct income associated with operating the park for tourists will contribute to the financial viability of the Darwin Bowls and Social club and remove our reliance on financial grants from Government.
- The increase in revenue will enable the club to employ more staff to manage, operate and maintain the RV park to an equivalent standard to that of the present Bowls Club operation.
- With up to 80 tourists per day staying in the Fannie Bay area there will be a beneficial increase in revenue to the adjacent clubs, restaurants, shops and the Museum.
- The nearby bus stop in Conacher Street will provide the tourists direct public transport to both Casuarina and Darwin central business districts providing further financial benefits in those areas.
- It will also be a saving in fuel costs to the tourists, staying in the middle of the tourist precinct with public transport nearby.
- There will be additional patrons enjoying the new Bundilla Beach park and facilities.

Social and Local Amenity

- Developing the land into a RV Park will reduce the number of itinerants and back packers that presently set up illegal camps on the site causing antisocial issues to the adjacent businesses, the Darwin High School and local residents.
- The land is currently undeveloped and in a dilapidated state which is not helpful when The Government and Council are trying to promote the area as a tourist precinct.
- Developing the land as an RV Park with substantial landscaping and business growth will lift the whole area and assist in its promotion.

Environmental Considerations

- Recreational vehicles have self-contained services for sewage, showers, washing machines, potable water tanks, solar panels and batteries, consequently the effect of 40 RVs staying on site will have a very minimal impact on the surrounding environment.
- The location of the park, in the centre of the tourist area, with public transport available will ensure less fuel consumed by the RVs with consequent reduced emissions.
- Our future plan is to have some sites powered by solar panels utilizing the RV battery for night use will fit nicely into the Darwin Bowls Club environmental plan.
- Our proposal includes plant screening between sites and around the perimeter which will ensure most rainfall is captured on site, consequently reducing the runoff into the Bundilla area.

Section 51(j) Description of the Physical Characteristics of the Land

Lot 5437 at 8 Conacher Street, Fannie Bay, is shown on drawing A01 Site Layout and Legend, and includes the Darwin Bowls and Social Club development on the eastern end. On the western end of the lot 5437 is vacant and has remained undeveloped since 1960 when the Club took ownership.

The vacant land is ideally suited for the development of a RV Park as follows:

- The land is located within an entertainment precinct with the nearest residents more than 500 metres away so the RV development will have minimal impact on local residents.
- The land is mainly flat, grassed and undulating with a fall from the Conacher Street boundary down towards the Bundilla boundary.
- Water runoff from rainfall runs into Bundilla area as part of the natural drainage system.
- There has been some fill used in previous years however this will be consolidated in the construction with additional soil provided for the landscaping and gardens.
- The north west corner has a stand of Coffee Bush trees which run along Bundilla boundary and this area will be replanted with native shade trees.
- Storm surge during a cyclone will affect the north west corner, however, the park will be closed during a cyclone and there will be no effect on the operation of the RV park.

The Effect of the Proposal on the Site:

It is proposed to use the natural characteristics of the site to enhance the area for the benefit of the RV residents as follows:

- The slope will be used to provide a separation between RVs with native vegetation between vans as shown on the drawing. This will allow sites on the higher Conacher Street side better views towards Bundilla Creek
- The extensive vegetation around the perimeter of the site and between each RV site will collect rainwater. We expect the rainwater runoff into the adjacent Bundilla area will be reduced from the current natural flow.

Section 51(k) Public Open Space

The proposed RV Park will be located on the western end of Lot 5437 at 8 Conacher Street Fannie Bay and is in the middle of the Darwin Entertainment precinct with the following public spaces available for use.

- On the Northern Boundary the land adjoins the Bundilla Creek development with lakes, BBQ facilities and bicycle paths.
- At the end of Conacher Street there are parks and beach area associated with the Museum and the iconic Ski Club.
- On the southern boundary there is a native bush reserve with bicycle tracks down to the Mindil Beach area.
- The adjacent Darwin Bowls Club has a children's playground for public use

In Summary, with a surfeit of public open spaces and parks detailed above, we do not believe that additional space should be provided within this development.

Section 51(m) Public Utilities and Infrastructure

The area is served by an excellent combination of public utilities and infrastructure which is highlighted as follows:

Roads and Public Transport

- Conacher Street, which fronts the southern boundary of our site is already a semi arterial road and is on the main bus route 4, between Darwin City and Casuarina with buses running frequently in both directions.
- There is a bus stop on the corner of Conacher Street and Atkins Drive which will service tourists using the park and travelling to the City and Casuarina.
- Atkins Drive and Conacher Street are both suitable for bus and tourist coach traffic and will also be suitable for RV movements entering and leaving our proposed development.

Footpaths

- There is a footpath along the full length of Conacher Street allowing foot traffic to access both East Point Rd, the Museum and the Ski Club.

Public Toilets

- Public toilets are available at Mindil Beach and new facilities are being constructed at the new Bundilla development.
- There are also toilets for public use at the adjacent Bowls, Ski and Sailing Clubs and the Museum so further public toilets should not be required as part of this development.

In summary, there should be no requirement for additional public utilities and infrastructure in the area as a result of the RV Park development.

Section 51(n) Potential Impact on the Existing Amenity of the Area

Our proposed development should have minimal impact on the local amenity with detail as follows:

- The Darwin Bowls and Social Club is situated within 300 m of existing houses on East point Road and through good management during the last 64 years, ensuring that noise levels are kept to a minimum, there have been very few complaints from nearby residents.

The proposed RV Park which is a further 200 metres from the nearest residents and with the purpose being, tourist accommodation in family groups, the expected noise impact, again with the same good management, will be negligible.

- Atkins Drive is suitable for RV traffic and it is expected that it will be the preferred route for vehicles entering from the northern suburbs consequently traffic impact in front of residents on East Point Road will be minimal.
- Each Recreational Vehicle is self-contained with toilets, showers, washing, water tanks and solar panels so the impact on the local environment will be minimal.

In summary we do not see any impact on the surrounding resident's amenity.

Section 51(p) Benefits to the Public Interest

The Darwin Bowls Club management view this proposed RV Park development on the vacant land on lot 5437 as a real opportunity to lift the whole area as follows:

Public Safety and Crime Prevention

- Presently the land is undeveloped with no fences and there are opportunities for itinerants and back packers to set up illegal camps on site with associated illegal and antisocial activities.

The new development will be fenced with a 1.8 m steel fence similar to that which surrounds the adjacent Darwin Bowls Club and electronically operated entrance/exit gates, preventing illegal access.

- The area will have low level lighting to the internal roads and RV sites and monitored with security cameras and a full-time caretaker on site consequently there will be less opportunity for criminal activities.

Disability Access

- The proposed RV park will be a single level development with access for those with disabilities.

Employment

- The Bowls club will be employing additional staff for management, gardening, cleaning and safety with benefits to local employment.
- In addition, with up to 80 tourists per day at the RV Park, there will be indirect lift to employment, turnover and profits for other clubs, restaurants and shops in the area.

In summary, the benefits to businesses in the local area will be substantial with little disruption to the public and local residents.

Section 51(r) Impact on Heritage Values

This site has been vacant for more than 60 years and there are no known heritage or cultural issues that will affect this proposed development

Section 51(s) Issues Arising from Section 73(i) of the Water Act

This section of the water act deals with water quality and contamination from waste and sewage.

Items relating to this site.

- Water to the site will be via the Darwin City water supply and will be distributed to RV sites and water points in accordance with the regulations.
- All black water (sewage) is collected in Dump Tanks located in each RV and then disposed into the on-site Dump Point by each RV owner. This system should ensure there will be no possibility of sewage contaminating the natural drainage.

- Grey water will be collected from each site and used for irrigation as shown on Drawing A05.
 - The extensive garden areas will be irrigated, however as the planting will be mostly native species, use of water and fertilisers will be minimal, reducing the risk of contamination to adjacent waterways.
 - Rain water naturally runs across the site and into Bundilla Creek.
- This will continue however as we are planning extensive garden areas the runoff should be reduced, further reducing the risk of contamination.

7. Staging of the Development

The Darwin Bowls and Social Club have sufficient funds to finance the development however like most organisations, finances are to be managed, consequently we are proposing that the development be staged, relying on cashflow from the park to fund the following stages. Refer also to drawings A03, A04 and A05

Stage 1 of the Development

This stage will be financed over a period of 18 months commencing immediately on approval by the Dept and includes:

- Survey the site to the extent shown on the drawing A03.
- Provide a temporary road access from the Bowls Club car park to the site as shown on drawing A04 for access during stage 1
- If the Power and Water approve the Dump point where it's shown on drawing A01, without upgrading the sewer mains, which we believe they will, the dump point will be installed at this stage.
If not, the RV owners will have to use the nearest Dump Point which is at the Winnellie Park Dog track until Stage 2 is completed.
- The booking system, management, rubbish removal maintenance facilities will be upgraded by the Bowls Club to manage the RV Park efficiently.
- Provide roadside lighting for safe operation at night

Stage 2 of the Development

This is estimated to commence two years after the initial commencement of operation and includes:

- Installation of the permanent road crossing, boom gates and sealed road section, as detailed on the drawing.
- Install the permanent power and water connections to the site.
- Peg out the remaining sites and install the compacted base, drainage and landscape screening
- Complete 10 more sites with the connection of water and electricity

- Change the existing sites 18 to 27 from temporary power and water connections to the permanent supplies.
- Remove the temporary road and complete the adjacent landscaping.

Stage 3 of the Development

This is expected to commence five years after the original commencement of operation and includes:

- Complete 10 more sites with power and water.
- Remove the original wire fence and install a 1.8 m fence to match the existing Bowls Club fence.
- Upgrade the internal road from gravel to bitumen.
- Complete landscaping.

8. Conclusion

Our analysis has shown clearly, that developing an RV Park in the western end of Lot 5437, to support the ongoing operation of Darwin Bowls and Social Club is an appropriate use for the site.

Although the RV Park location contravenes the zoning requirement, there is an opportunity to approve the RV Park via a NTPS Exceptional Development Permit as our analysis has shown that the proposed park will comply with all the requirements as set out in Section 51 of the EDP.

In addition, we have shown the proposed park will meet all the requirements as set out in the Strategic Framework section, Part 2 of the NT Planning Scheme.

The RV Park will provide extensive financial benefit to Clubs and businesses in the local area with minimal impact to the environment or amenity for local residents consequently, we request that the proposed RV Park use be approved.

9. Appendices

Appendix 1 Signed Land Owners Authorisation document from the Board of the Darwin Bowls and Social Club.



Land Owners
Authorisation. 16th

Appendix 2 Drawing DL24 /531 – A0 1 Site Plan – Overall Layout



A01 EDP R1. Site
Plan Rev 2.pdf

Appendix 3 Drawing DL24 /531 – A0 2 Stage 1 and 2 Combined



531A02 EDP R1.
Stage 1 and 2 combi

Appendix 4 Drawing DL25/531 – A03 Typical RV Site



531A03 EDP R1.
Typical RV Site Rev 2

Appendix 5 Drawing DL25/531 -A04 Stage 1 Site Plan



A04 EDP-R1 Stage 1
Rev 2 (1).pdf

Appendix 6 Drawing DL25/531- A05 Stage 2 Layout



531A05 EDP
R1.Stage 2 Site Layo

Land owner/s authorisation to lodge a development application

The Planning Act 1999

Before you fill in the form

Signatures from ALL landowners registered on the land title must be provided.
The authorisation must be dated within six months of the submission of the application.

Fields marked with an asterisk (*) are required.
Fields marked with a carat (^) are required if applicable.

Applicant

In accordance with Section 46(3)(aa)(i) of the *Planning Act 1999*, a development application is to contain the name and contact details of the applicant AND any person on whose behalf the application is made.

Name of Applicant/Consultant or Acting agent	BARRY ORR		
Address	8 CONACHER ST FANNIE BAY NT		
Phone	0418 440 195	Email	treasurer @ darwinbowlsclub .com .

Persons on whose behalf the application is made:

Person/s on whose behalf the application is made:	ANDREW CRUSE		
Address	8 CONACHER ST FANNIE BAY NT		
Phone	0427 613 227	Email	chairman @ darwinbowlsclub .com

The applicant is hereby authorised to lodge a development application over the subject land described as:

*Lot/NT portion	LOT 5437
*Location/town/hundred	FANNIE BAY
*Street address	8 CONACHER ST

The application is for the purpose of:

***Proposed development**
Brief description of proposed development

DEVELOPING AN RV PARK ON LOT 5437 TO COMPLEMENT THE OPERATION OF THE EXISTING BOWLS CLUB.

Landowner/s signature

In accordance with Section 46(3)(aa)(ii) of the *Planning Act 1999*, a development application is to contain the name and contact details of the owner of the land to which the application relates.

Written authorisation from each:

- **Individual owner:** Each person listed on the title must provide written authorisation for the application.
- **Companies:** For each company listed on the title, written authorisation must be obtained from the director or authorised representative of the company. This authorisation confirms that the company is giving consent for the application and that the person signing on behalf of the company has the legal authority to do so.

***Full name**

BARRY ORR

^Company name

DARWIN BOWLS AND SOCIAL CLUB

^Title

(e.g. director/authorised representative)

TREASURER

Phone

0418 440 195

Email

treasurer @ darwinbowlsclub.com

***Signature**



***Date**

07.11.2025

Landowner signature

***Full name**

ANDREW CRUSE

^Company name

DARWIN BOWLS AND SOCIAL CLUB

^Title

(e.g. director/authorised representative)

CHAIRPERSON

Phone

0427 613 227

Email

chairman @ darwinbowlsclub.com

***Signature**



***Date**

07.11.2025

Any Persons with an interest in the land (as applicable)

In accordance with section 46(3)(aa)(iii) and (iv) of the *Planning Act 1999*, a development application is to contain the name and contact details of **any person who entered into an agreement with the applicant and/or landowner, to acquire an estate or interest in the land to which the application relates; and any person with an interest prescribed by regulation.**

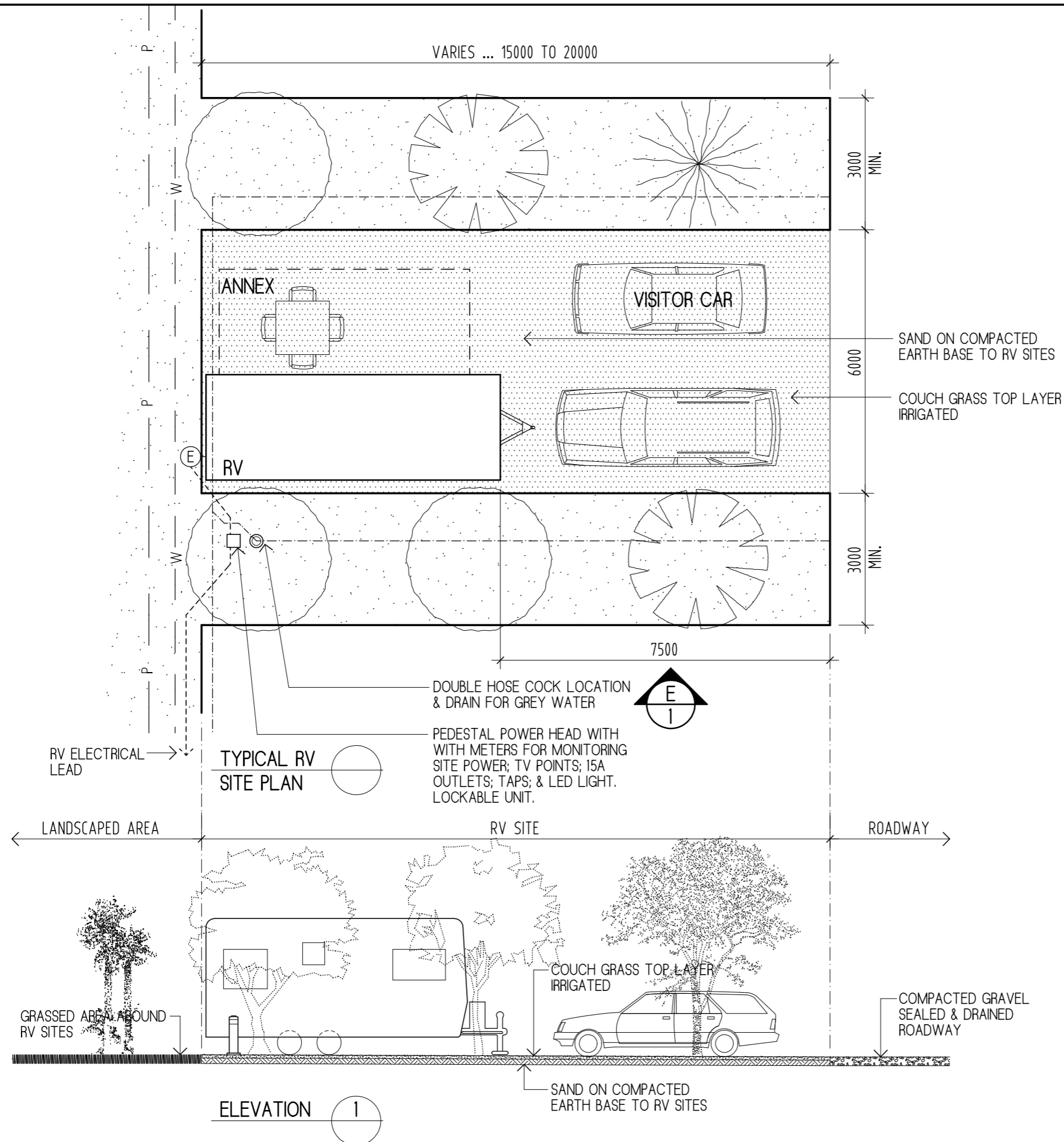
^Full name			
^Company name			
^Title <i>(e.g. director/authorised representative)</i>			
^Signature			
Phone		Email	
^Full name			
^Company name			
^Title <i>(e.g. director/authorised representative)</i>			
^Signature			
Phone		Email	

Privacy Note

The Department of Lands, Planning and Environment, on behalf of the Minister, is authorised under the *Planning Act 1999* to collect the information on this form, or otherwise provided by you, to consider a proposal to grant a Development Permit or to amend a planning scheme. Failure to provide the information in full may result in delays in processing of the application.

Some of the personal information provided by you on this application may be publicly available, as part of a public exhibition process. The information is also regularly provided to other Northern Territory Government agencies, the Australian Valuation Office, local governments and Commonwealth Government Departments and agencies, as required by law.

Collection of personal information on this form is done in accordance with the privacy legislation within the Northern Territory *Information Act 2002*. For more information, please refer to the Northern Territory Government's privacy statement located at <https://nt.gov.au/copyright-disclaimer-and-privacy>
Any personal information provided can be subsequently accessed by you on request.



LEGEND:

- - - - - UNDERGROUND GREY WATER RETICULATION
- W - - - UNDERGROUND WATER SUPPLY
- P - - - UNDERGROUND MAINS POWER

NOTE:

1 No. POWERHEAD IS TO SERVICE 2 No. POWERED SITES

1.	REVISION 1 ISSUE	PM	3.11.25
No.	AMENDMENT	DRN	DATE
		CH	

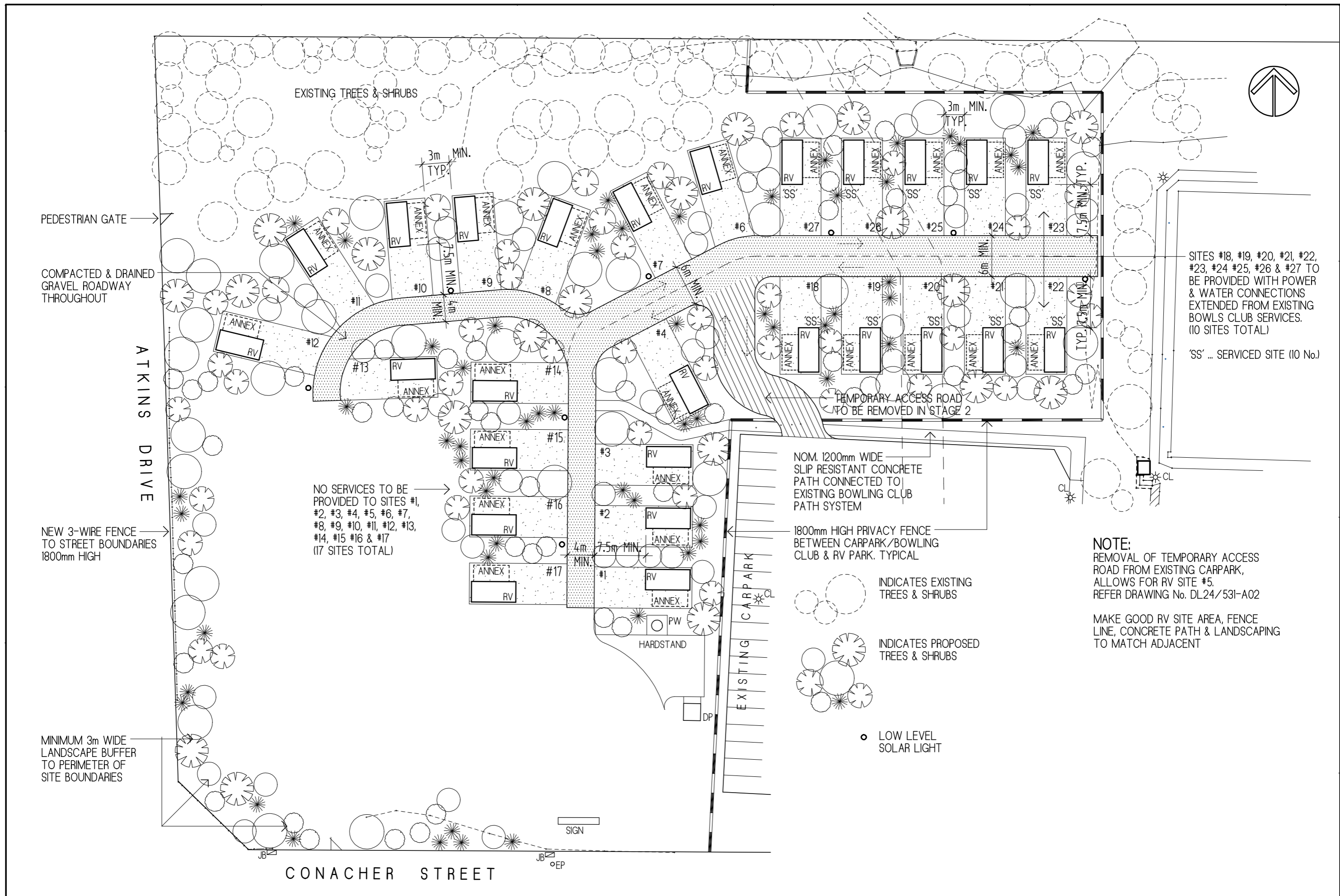
draftLink
 Stuart Park NT
 PO Box 1461 DARWIN NT 0801 Ph. 0413 833 843
 Email: dlink@bigpond.net.au ABN 85 866 599 367

COPYRIGHT DraftLink
 JOB TITLE
PROPOSED RV PARK CONCEPT
LOT 5437 (8) CONIGRAVE STREET, DARWIN
DARWIN BOWLS CLUB

USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE
 DRAWING TITLE
TYPICAL RV SITE

ALL DIMENSIONS TO BE VERIFIED AND CHECKED ON JOB	
DATE NOV '25	JOB No. DL24/531
DRAWN PM	DRAWING No.
CHECKED	A03
SCALE 1:100 (A3)	ISSUE No. EDP-RI

PLOT TIME: 2:41 PM PATTI NAME: C:\Users\pattm\OneDrive\OneDrive\23 Drawings\DL24\531\STAGES\DL24531.dwg



SITES #18, #19, #20, #21, #22, #23, #24 #25, #26 & #27 TO BE PROVIDED WITH POWER & WATER CONNECTIONS EXTENDED FROM EXISTING BOWLS CLUB SERVICES. (10 SITES TOTAL)

'SS' ... SERVICED SITE (10 No.)

NO SERVICES TO BE PROVIDED TO SITES #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, #13, #14, #15 #16 & #17 (17 SITES TOTAL)

NOM. 1200mm WIDE SLIP RESISTANT CONCRETE PATH CONNECTED TO EXISTING BOWLING CLUB PATH SYSTEM

1800mm HIGH PRIVACY FENCE BETWEEN CARPARK/BOWLING CLUB & RV PARK. TYPICAL

INDICATES EXISTING TREES & SHRUBS

INDICATES PROPOSED TREES & SHRUBS

○ LOW LEVEL SOLAR LIGHT

NOTE:
REMOVAL OF TEMPORARY ACCESS ROAD FROM EXISTING CARPARK, ALLOWS FOR RV SITE #5.
REFER DRAWING No. DL24/531-A02

MAKE GOOD RV SITE AREA, FENCE LINE, CONCRETE PATH & LANDSCAPING TO MATCH ADJACENT

1.	REVISION 1 ISSUE	PM	3.11.25
No.	AMENDMENT	DRN	DATE

draftLink
Stuart Park NT
PO Box 1461 DARWIN NT 0801 Ph. 0413 833 843
Email: dlink@bigpond.net.au ABN 85 866 599 367

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JOB TITLE
**PROPOSED RV PARK CONCEPT
LOT 5437 (8) CONIGRAVE STREET, DARWIN
DARWIN BOWLS CLUB**

USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE
DRAWING TITLE
**STAGE 1
SITE LAYOUT**

ALL DIMENSIONS TO BE VERIFIED AND CHECKED ON JOB	
DATE NOV '25	JOB No. DL24/531
DRAWN PM	DRAWING No.
CHECKED	A04
SCALE 1 : 500 (A3)	ISSUE No. EDP-RI

PLOT DATE: 2/11/2025 PLOT TIME: 2:41 PM PATH NAME: C:\Users\jgamm\OneDrive\OneDrive\Drawings\DL24\531\STAGES\DL24S3.dwg



The Darwin Sailing Club Inc.

commodore@dwnsail.com.au

5 Atkins Drive
FANNIE BAY NT 0820

28 May 2025

PO Box 117
PARAP NT 0804
Ph: 08 8981 1700

LETTER OF SUPPORT – DARWIN BOWLS CLUB RV PARK

TO:

Department of Lands, Planning and Environmental Development Assessment Services

I am writing on behalf of the Darwin Sailing Club Inc. to express our strong support of the Darwin Bowls Club's proposal to utilize the unused land next to the Bowls Club bounded by Conacher Street and Atkins Drive for an RV Park.

The currently unutilized land, with the proposed development, will provide a further boost to our Club and other venues along the foreshore area.

It is our view that the proposed development will have a low impact on the land itself, given RV parks do not need much specific infrastructure to operate outside of waste facilities.

It will provide much needed income to the not-for-profit Darwin Bowls Club which will further enhance their facilities as an excellent drawcard to locals and visitors alike.

Given its location, it is also unlikely to cause any adverse effects on the residents of Fannie Bay.

We wholeheartedly enforce this proposal.

Please feel free to contact me to discuss any of the above.

Regards

Jon Wardill
DSC Commodore
Ph: 0417816227
Email: commodore@dwnsail.com.au



20 May 2025

Laurie Zio MLA
Member for Fannie Bay
PO Box 11, Parap NT 0804
Email: electorate.fanniebay@nt.gov.au

Ref: M4FBLZ0057

To Whom It May Concern,

RE: Letter of Support – Proposed RV Park at 8 Conacher Street, Fannie Bay

I am writing in support of the Darwin Bowls and Social Club's proposal to develop a Recreational Vehicle (RV) Park on the western half of their lease at 8 Conacher Street, Fannie Bay.

Having reviewed the Club's submission and supporting documents, I am confident that this project will deliver significant benefits to the Fannie Bay community, while maintaining the amenity and character of the area.

Key Benefits:

- **Economic Growth:** The proposed RV Park is expected to attract up to 80 tourists daily, providing a welcome boost to local businesses, clubs, restaurants, shops, and the nearby museum. The increased patronage will also support the financial sustainability of the Darwin Bowls and Social Club, reducing their reliance on government grants and enabling further employment opportunities for local residents.
- **Social and Community Enhancement:** The development will transform currently underutilised and dilapidated land into a vibrant, well-managed facility. By providing a legal, attractive accommodation option for travellers, the RV Park will help reduce illegal camping and associated antisocial behaviour, improving safety and amenity for nearby residents, businesses, and schools.
- **Environmental Considerations:** The Club's commitment to environmental responsibility is clear in their proposal. Modern RVs are self-contained, minimising environmental impact, and the planned landscaping and plant screening will further protect the local ecosystem and enhance the visual appeal of the site.
- **Minimal Residential Impact:** The Club has a long-standing record of responsible management and community engagement, with minimal complaints regarding noise or disruption. The RV Park will be located even further from residential properties than the existing club, and is designed for family-oriented tourism, which further mitigates any potential concerns.

This proposal aligns with the broader vision for Fannie Bay as a welcoming, vibrant, and sustainable destination for both locals and visitors. I believe the Darwin Bowls and Social Club are well-placed to deliver this project to a high standard, and that the benefits will be felt across our community.

LaurieZIO MLA
MEMBER FOR FANNIE BAY

Listening to you!



I strongly support the Club's application to amend their lease to allow for the development of the RV Park and encourage the Crown Lands Department to give this proposal favourable consideration.

If you require any further information or wish to discuss the community's perspective in more detail, please do not hesitate to contact my office.

Warm regards,

Laurie Zio



Member for Fannie Bay

Fannie Bay Electorate Office

Ph: 8999 6437 electorate.fanniebay@nt.gov.au
Shop 5/36, Parap Place, Parap Shopping Village, Parap, NT 0804



Restaurant@Museum and Art Gallery NT

19 Conacher Street, The Gardens 0820

Darwin -NT

ABN: 11 648 992 189

P. 0448 730 238

e. admin@saltwaterb.com.au

gavan@saltwaterb.com.au

w. www.saltwaterb.com.au

4/4/2025

Letter of Support-Darwin Bowls Club RV Park

To Department of Logistics and Infrastructure,

I am writing in strong support of the Darwin Bowls Clubs proposal to utilise the unused land next to the Bowls Club bounded by Conacher St and Atkins Drive for an RV Park.

The land is unutilised currently and will provide a further boost to the MAGNT, our business Saltwater@Bundilla and the clubs along the foreshore area. It will marry perfectly with the current activation of Bundilla Beach, the Cyclone Tracy Sculpture, Dog Park and beautification of the foreshore area.

I can see it as having a very low impact on the land itself, given RV parks do not need much specific infrastructure to operate outside of waste facilities.

It will provide much needed income to the not-for-profit Darwin Bowls Club which will further enhance their facilities which provides an excellent drawcard to locals and visitors alike.

Given its location it is also unlikely to cause any adverse effects on the residents of Fannie Bay.

I wholeheartedly endorse this proposal.

Please feel free to contact me to discuss any of the above.

Regards Gavan Keane

Ph. 0431550710

E. gavan@saltwaterb.com.au

Darwin Trailer Boat Club Inc
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gerard.kelly@dtbc.com.au
www.dtbc.com.au



18/05/2025

Letter of Support-Darwin Bowls Club RV Park

To the Department of Lands, Planning and Environment Development Assessment Services,

I am writing in strong support of the Darwin Bowls Clubs proposal to utilise the unused land next to the Bowls Club bounded by Conacher St and Atkins Drive for an RV Park.

The land is unutilised currently and will provide a further boost to our Club and the other venues along the foreshore area.

I can see it as having a very low impact on the land itself, given RV parks do not need much specific infrastructure to operate outside of waste facilities.

It will provide much needed income to the not-for-profit Darwin Bowls Club which will further enhance their facilities which provides an excellent drawcard to locals and visitors alike.

Given its location it is also unlikely to cause any adverse effects on the residents of Fannie Bay.

I wholeheartedly endorse this proposal.

Please feel free to contact me to discuss any of the above.

Regards,

Angelino Zidda

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Phone: 8981 6749