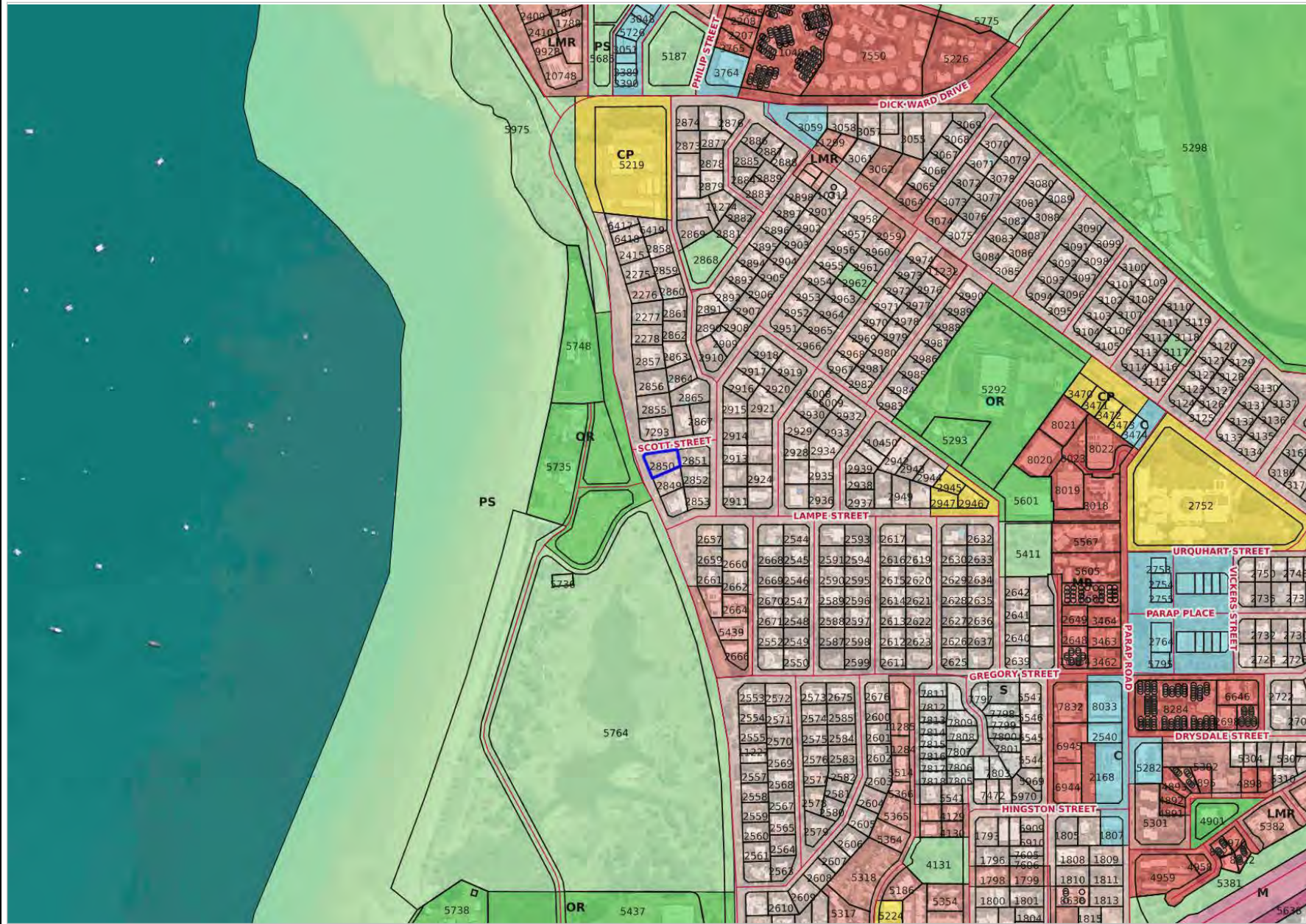
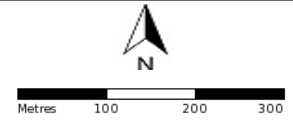


# NR MAPS

## PA2025/0296



- ### 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
  - CA - No Planning Scheme Control
  - OR - Organised Recreation
  - PS - Public Open Space
  - RW - Railway
  - RD - Restricted Development
  - R - Rural
  - RL - Rural Living
  - SC - Service Commercial
  - LR - Low Density Residential
  - S - Specific Use



[nrmaps.nt.gov.au](http://nrmaps.nt.gov.au)  
 Geospatial Services Unit

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<https://creativecommons.org/licenses/by/4.0/legalcode>  
 Department of Lands,  
 Planning and Environment  
 © Northern Territory Government

Scott Street yellow sign.



Scott Street yellow sign looking south.



View of proposed Lot B looking south from Scott Street.



View of proposed Lot A looking south-west from Scott Street.



View of neighbouring property.



View of neighbouring property from proposed Lot B.



View of proposed Lot B.



View of neighbouring property from proposed Lot B.





View of East Point Road yellow sign.



View of East Point Road looking to the south.



View of East Point Road looking to the north.



View of East Point Road/Scott Street intersection.



View of East Point Road/Scott Street intersection.



View of East Point Road/Scott Street intersection. Note the pram ramps.



Scott Street looking east.



Scott Street looking east.



View looking down Scott Street towards the west.



View of Scott Street looking towards the East Point Road.



View of Conigrave Street at the Scott Street intersection looking towards the south.



View of Conigrave Street at the Scott Street intersection looking towards the north.



View of the 60 East Point Road development.



60 East Point Road car parking area.



**Lot 2850, Town of Darwin – 2 Scott Street, Fannie Bay**  
**Exceptional Development Permit Application**

## INTRODUCTION

Lot 2850, Town of Darwin is located at 2 Scott Street, Fannie Bay (corner of Scott Street and East Point Road) and is owned by Darwin residents, Nicholas and Susannah.

The property comprises an expansive two storey residence that is currently undergoing major renovations and a shed with two roller doors.

The area of Lot 2850 is in 1,555m<sup>2</sup> and is therefore large enough to facilitate a two-lot subdivision resulting in lots with areas greater than 760m<sup>2</sup> (lot area permitted by Clause 6.2.1(1) of the NT Planning Scheme).

The creation of an additional allotment in this prime location would be desirable and for this reason the owners are considering subdivision.

Whilst a subdivision to create an additional allotment is certainly desirable, a subdivision creating two lots with equal areas would require the demolition of the existing residence and this would be extremely unfortunate.

As an alternative, and to support the retention of the impressive residence, a revised two-lot subdivision is now proposed. The existing residence would be retained on a new, 1,205m<sup>2</sup> lot and a balance lot of 350m<sup>2</sup> would be created.

Consideration was given to rezoning the land to permit multiple dwellings however it was considered that the introduction of an MD zone was not in keeping with the zone in this locality and could potentially open the opportunity for the development of 3-4 dwellings on the subject land.

As the subdivision will result in one of the lots having an area less than 760m<sup>2</sup>, an application to subdivide requires the approval of the Minister.

Consequently, this application is seeking the grant of an Exceptional Development Permit (EDP) for a subdivision of Lot 2850 in accordance with attached plan

An application for an EDP was considered preferable to a request for a change in zoning as an LMR (Low-Medium Density Residential) zoning could potentially provide an opportunity for up to 5 dwellings on the subject land. The maximum dwelling yield from the current EDP application will be two.

The merits of the proposal will be outlined in more detail in this report, but it will create one new living opportunity in this much sought after area without disrupting the character of the suburb.

## SITE DETAILS

*Landowner:*

**Lot 2850, Town of Darwin**

Joint Owners:

Nich

Nicholas Boris Scaturchio

Susannah Grant Scaturchio

Address: 11 Hickey Court, Larrakeyah NT 0820

Phone: c/o 08 89812494

Property details:

**Lot 2850, Town of Darwin**

Title details: Volume 864 Folio 474

Survey Plan: OP1281

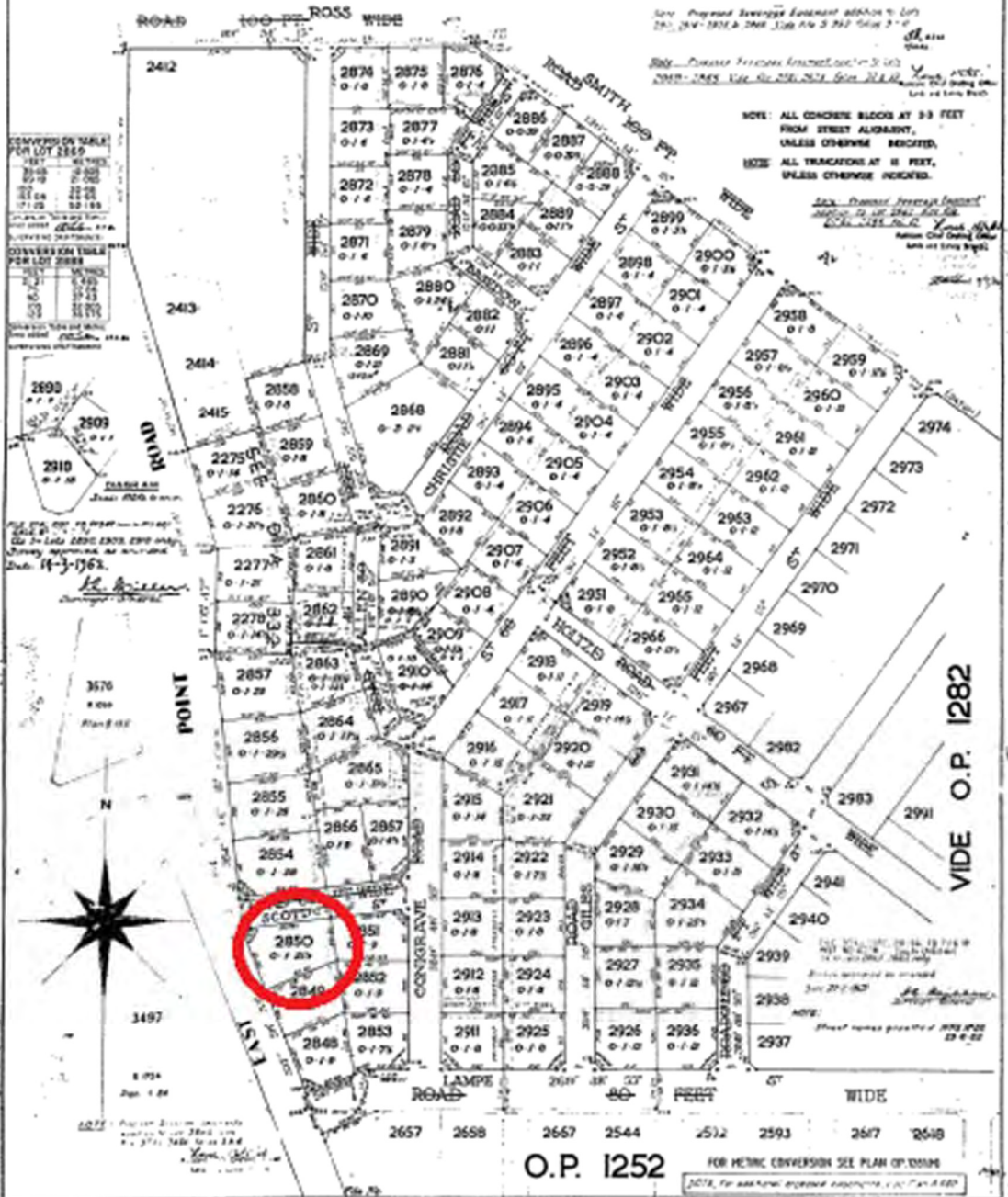
Address: 2 Scott Street, Fannie Bay

Easements: nil

Lot Area: 1,555 square metres



NORTHERN TERRITORY OF AUSTRALIA  
**PLAN OF**  
 Lots N° 2275-2278, 2848-2936, 2951-2966 FOR ADDITIONAL STATEMENT, SEE PLAN 2500  
 Town of **DARWIN** Hundred of **BAGOT** County of **PALMERSTON**  
 Scale: 400 feet to an inch



O.P. 1252 FOR METRIC CONVERSION SEE PLAN OP. 00006  
 FOR METRIC CONVERSION SEE PLAN OP. 00006  
 NOTE: For additional information see Plan A 1281  
 NOTE: approved and modified survey  
 Date 18. 8. 88. A/Surveyor General NT  
**DUPLICATED** N/A 3542  
**ORIGINAL PLAN 1281**  
 COPY TO LTD. 15-10-78

Survey Plan OP1281



## MATTERS TO BE TAKEN INTO ACCOUNT

### ***Clauses 51(1)(d), (h), (j), (k), (m), (n), (p), (pa), (r), (s) and (t) and the Planning Act***

***(d) an environment protection objective as defined in section 4(1) of the Waste Management and Pollution Control Act 1998 that is relevant to the land to which the application relates;***

Not applicable

***(h) the merits of the proposed development as demonstrated in the application;***

As previously mentioned, a subdivision to create two lots would be possible under the current zoning and the only reason why this is an EDP application is that one of the proposed Lots will have an area less than the 760m<sup>2</sup> that could be approved by the Development Consent Authority (DCA). The smaller lot is justified as it facilitates the existing residence being retained and the under-utilised component of Lot 2850m to be made available for a new living option

There are a variety of zonings and uses in the vicinity of the subject land.

Directly opposite on the corner of Scott Street and East Point Road is a unit complex that in a 'previous life' was the Seabreeze Hotel and restaurant. The hotel was converted into residential units in 2000.



The unit complex directly opposite the subject land on Scott Street

Whilst the area of proposed Lot B may be less than other parcels in the immediate area, the living option is considerably larger than the units in the converted Seabreeze.

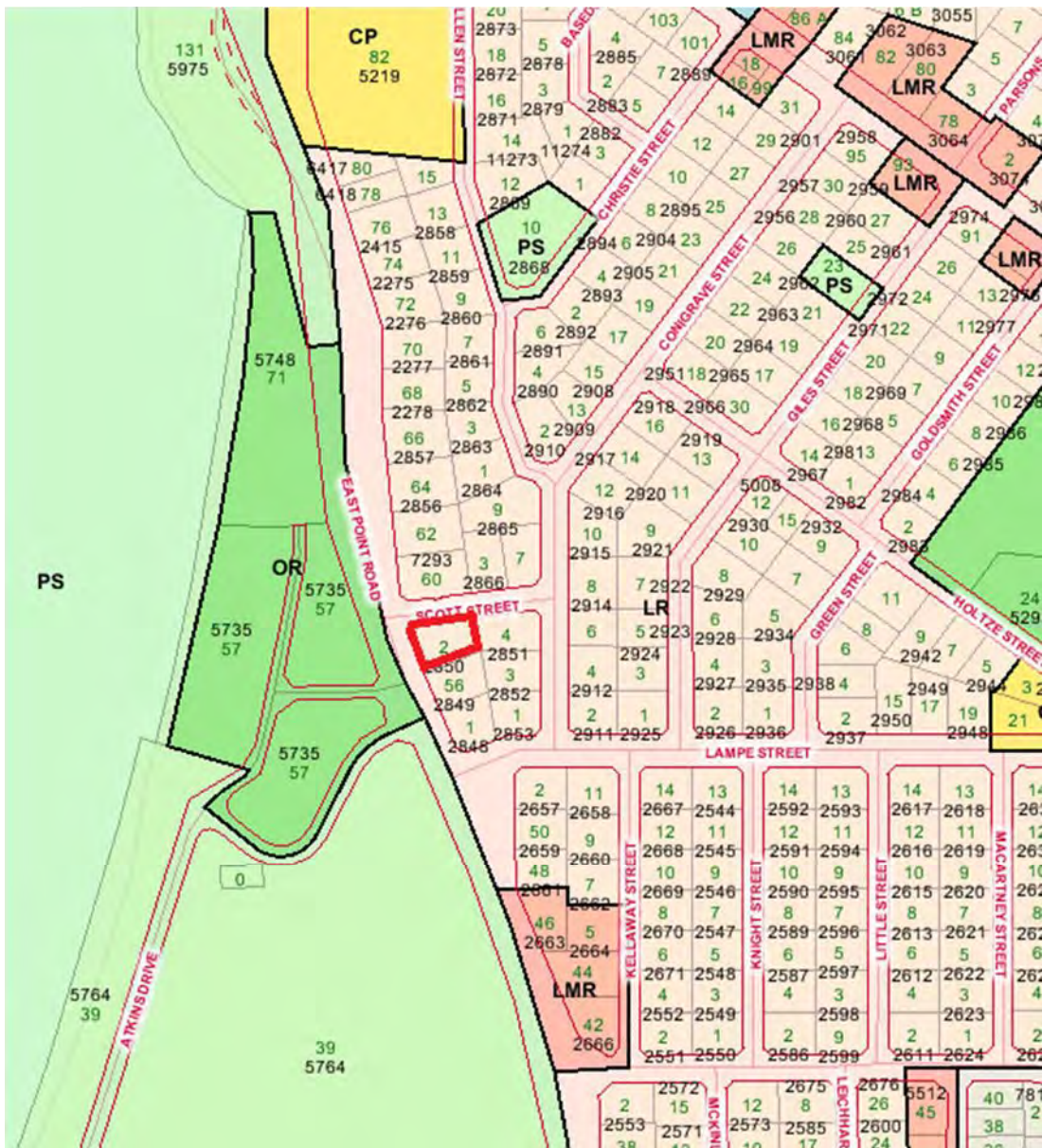
There are land parcels to the south along East Point Road that zoned for low-medium density residential (LMR) and there are other LMR sites in Fannie Bay and Parap that comprise units.

The subdivision being proposed for Lot 2850 should not be seen as *setting a precedent*.

This application is dealing with a corner allotment, the lot is not in a cul-de-sac, the land has no physical constraints and the subdivision is not likely to result in increased road traffic in the surrounding road network

Proposed Lot B has been designed to ensure that it can meet the minimum building envelope and road frontage required by the NT Planning Scheme (see attached plan 25/13358/2).

The Lot will allow for the construction of a compliant single that can be designed to take advantage of prevailing breezes.



The range of existing zones in the vicinity of the subject land

**(j) the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development;**

The area under title is approximately 1,555m<sup>2</sup>.

The land is relatively flat and the fact the land has been used for urban living for many years demonstrates that it is suitable for the intended use which is for a second dwelling, on a separate parcel.

Living and building areas will not be limited by easements as there are no easements registered on the title to Lot 2850.

**(k) the public facilities or public open space available in the area in which the land is situated and the requirement, if any, for the facilities, or land suitable for public recreation, to be provided by the developer;**

The proposed lots are ideally situated to take advantage of some of Darwin's prime open space areas and public facilities.

Directly across East Point Road are the public grounds and water feature adjacent to Bundilla Beach (including the recent upgrades comprising a skate loop, exercise nodes, BBQ and toilet facilities) and the beach area itself provides yet another recreational opportunity. A walking path network leads south past Mindil Beach and into the Darwin CBD whilst going north the paths lead out past Fannie Bay to East Point.



Part of the new recreation facilities at Bundilla Beach



Kinetic sculpture, Coriolis, and landscaping at Bundilla Beach

Parapool is within walking distance as are the public tennis courts next door to the pool.

The residents of both lots will be able to utilise the nearby clubs (Darwin Bowling Club, Sailing Club, Ski Club and Trailer Boat Club) and the museum and restaurant are a short walk away.



The Darwin sailing Club is less than 100 metres from the subject land

The property is within walking distance to Darwin High School and Parap Primary School

Commercial and community facilities are located at Fannie Bay and Parap shopping centres and it is only a few minutes drive into the Darwin CBD.

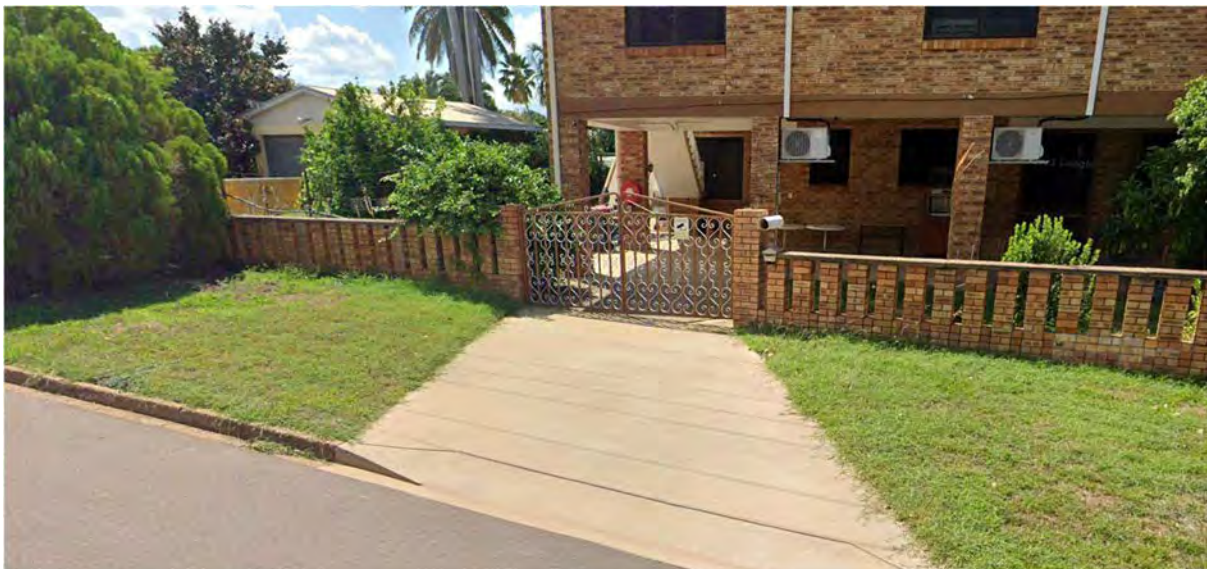
East Point Road is part of a public bus route so this transport option is also available to the existing and future residents. Gregory Street is also a public bus route.

**(m) the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose;**

The subject land is serviced by reticulated water, sewerage, power and telecommunications. The applicant appreciates that the proposed lots will have to be serviced in accordance with Power and Water Corporation standards.

The current connections to Lot 2850 will likely be utilised by proposed Lot B and certified engineering consultants will be engaged to design and manage the constructed of new connections for the Lot A.

There are already existing kerb crossovers to provide access to each of the lots and the lots front onto a public road network.



Existing access into proposed Lot A off Scott Street



Existing access into proposed Lot B off Scott Street

**(n) the potential impact on the existing and future amenity of the area in which the land is situated;**

The subdivision itself will have little if any impact on the amenity of the surrounding area as it only introduces a single, additional dwelling that will utilise an existing driveway off Scott Street and that will only generate minimal, if any, increase in traffic

The NTPS setback requirements will ensure that there is negligible impact on the adjacent properties.

**(pa) for a proposed subdivision or consolidation of land in a Restricted Water Extraction Area – whether the subdivision or consolidation complies with the restrictions of sections 14A and 14B of the Water Act 1992 and the requirements of section 14C(1) of that Act;**

Not applicable.

**(r) any potential impact on natural, social, cultural or heritage values, including, for example, the heritage significance of a heritage place or object under the Heritage Act 2011;**

The proposal will not have any impact on the natural, social, cultural or heritage values of the area.

**(s) any beneficial uses, quality standards, criteria, or objectives, that are declared under the Water Act 1992;**

Not applicable

**(t) other matters it thinks fit.**

The proposed subdivision will make good use of land that is currently under-utilised.

The subdivision is preferable to a rezoning as that would promote development that is incompatible with what would be reasonably expected in this locality.

The land is serviced by reticulated services, has access to an integrated public road network, is on a public transport route and is close to community, commercial and recreational facilities.

As outlined in this report, the proposed subdivision to create two lots is consistent with a number of the key principles of the Compact Urban Growth Policy 2015

***If a proposal relating to the development or use of land is required to be referred to the NT EPA under Part 4, Division 3 of the Environment Protection Act 2019, the Minister must not make a decision under section 40 in relation to the proposal unless:***

- (a) the NT EPA has determined that an environmental impact assessment is not required under that Act for that proposal; or***
- (b) if the NT EPA has determined that an environmental impact assessment is required – an environmental approval has been granted under that Act for the proposal and the decision is consistent with that approval; or***
- (c) the Environment Protection Act 2019 otherwise permits the making of the decision.***

There is no requirement for the proposed development to be referred to the NT EPA under Part 4, Division 3 of the Environment protection Act 2019.

# 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 caret (^) are required if applicable.			
<b>Applicant</b> <small>(The applicant must be a natural person or a company or other legal entity registered in the Northern Territory or another jurisdiction.)</small>			
<b>Name of Applicant/Consultant or Acting agent</b>		Earl James and Associates	
<b>Address</b>		GPO Box 884, Darwin NT 0801	
<b>Phone</b>	89812494	<b>Email</b>	kdodd@eja.com.au
<b>Persons on whose behalf the application is made</b>			
<b>Person/s on whose behalf the application is made:</b>		Nicholas and Susannah Scaturchio	
<b>Address</b>		11 Hickey Court, Larrakeyah NT 0820	
<b>Phone</b>	89812494	<b>Email</b>	kdodd@eja.com.au
<small>The applicant is hereby authorised to lodge a development application over the subject land described as:</small>			
<b>*Lot/NT portion</b>	Lot 2850		
<b>*Location/town</b>	Town of Darwin		
<b>*Street address</b>	2 Scott Street, Fannie Bay		

## Land owner/s authorisation to lodge a development application

<small>This application is the authority of:</small>	
<b>Proposed development</b> <i>Brief description of proposed development</i>	Subdivision to create two lots
<small>I am/are the signatory/ies of this form and accept/s that the information provided is true and correct to the best of my/our knowledge and belief.</small>	
<small>* Individual name (s) (e.g. Mr Nicholas Scaturchio)</small>	
<small>* Company name (s) (e.g. Earl James and Associates Pty Ltd)</small>	
<b>*Full name</b>	Nicholas Boris Scaturchio
<b>^Company name</b>	
<b>^Title</b> <small>(e.g. director authorised representative)</small>	

Phone		Email	
*Signature	[Signature]		
*Date	19/8/25		
Landowner signature			
*Full name	Susannah Grant Scaturchio		
^Company name			
^Title			
<i>(e.g. director authorised representative)</i>			
Phone		Email	
*Signature	[Signature]		
*Date	19/8/25		

Land owner/s authorisation to lodge a development application

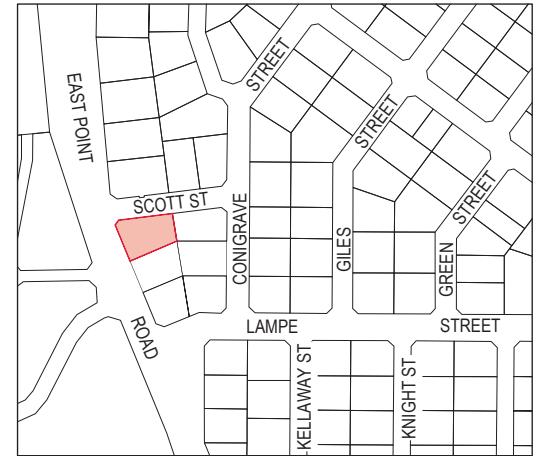
<p><i>(e.g. person with an interest in the land)</i></p> <p><i>(e.g. person with an interest in the land)</i></p> <p><i>(e.g. person with an interest in the land)</i></p>			
^Full name	Nicholas Boris Scaturchio		
^Company name			
^Title			
<i>(e.g. director authorised representative)</i>			
Phone	0433 038 633	Email	
<p><i>(e.g. person with an interest in the land)</i></p>			
^Full name	Susannah Grant Scaturchio		
^Company name			
^Title			
<i>(e.g. director authorised representative)</i>			
Phone	0417 870 319	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/copy-right-disclaimer-and-privacy>. Any personal information provided can be subsequently accessed by you on request.

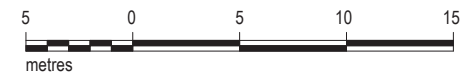


LOCATION DIAGRAM

Not to Scale

**Note**

Easements should be confirmed with the current Certificate of Title Areas and dimensions (including easements) are subject to survey Aerial image obtained from Nearmap, dated 30/09/2024 Aerial image is shown for background information only and is not rectified or accurately positioned



**SURVEY & PLANNING CONSULTANTS**

10 HARVEY STREET  
DARWIN NT 0801

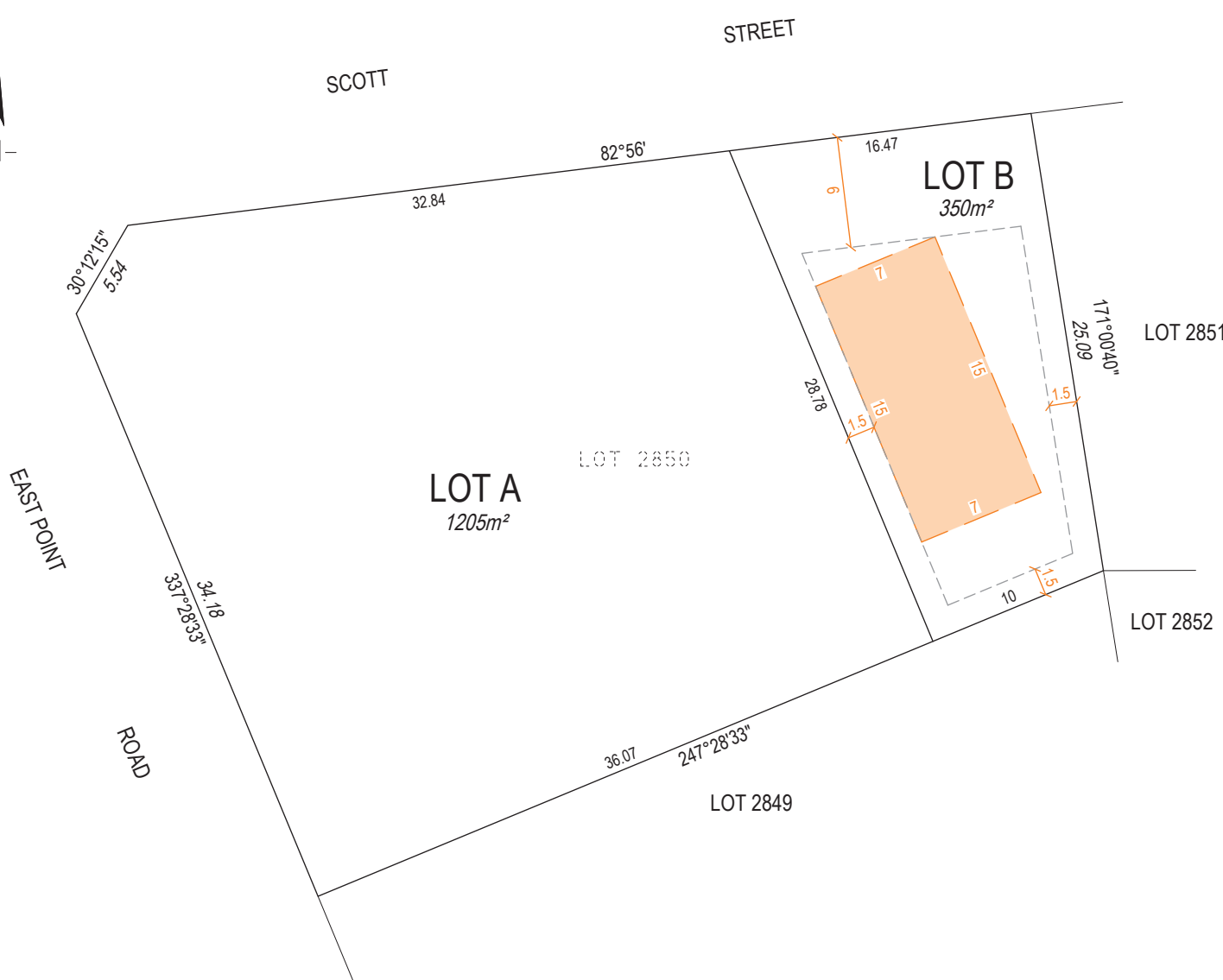
PH. (08) 8981 2494  
FAX. (08) 8981 5205  
darwin@eja.com.au  
www.eja.com.au

**LOT 2850, TOWN OF DARWIN  
2 SCOTT STREET, FANNIE BAY**

**CONCEPT SUBDIVISION**

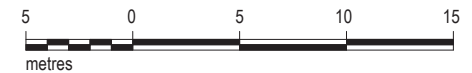
Client: **NICK SCATURCHIO**

Scale: 250 (A3)
Licensed Surveyor: .....
Date: .....
Drawn by: LC
Date: 31/07/2025
Cad File: 13358-01.DWG
Datum: .....
Drawing No: <b>25/13358/01</b>



**LOCATION DIAGRAM**  
Not to Scale

**Note**  
Easements should be confirmed with the current Certificate of Title  
Areas and dimensions (including easements) are subject to survey  
--- denotes Building Envelope



**eja**  
earl james & associates

**SURVEY & PLANNING CONSULTANTS**  
10 HARVEY STREET  
DARWIN NT 0801  
PH. (08) 8981 2494  
FAX. (08) 8981 5205  
darwin@eja.com.au  
www.eja.com.au

**LOT 2850, TOWN OF DARWIN**  
**2 SCOTT STREET, FANNIE BAY**

**BUILDING ENVELOPE**  
Client: **NICK SCATURCHIO**

Scale: 250 (A3)  
Licensed Surveyor:  
Date:

Drawn by: LC  
Date: 31/07/2025  
Cad File: 13358-02.DWG

Datum:  
Drawing No:  
**25/13358/02**

To Whom It May Concern,

Tom Mitchell-Weir, owner(s) of 56 East Point Road, Fannie bay, am writing to express my support for the proposed subdivision of the property at 2 Scott Street, Fannie Bay. I have reviewed the plan below and I have no objections to the project and support its approval.

Sincerely,

Signed 

Name Tom Mitchell-Weir

Date 03/04/2025



LOCATION DIAGRAM  
Not to Scale

Note:  
Easements should be considered with the current certificate of title.  
Areas and dimensions including easements are subject to survey.  
Aerial image obtained from GeoImage, dated 03/04/2024.  
Aerial image is shown for background information only  
and a not needed if available provided.

