

Submission regarding;

**PA2025/0296 , Lot 2850 Town of Darwin , 2 Scott St Fannie Bay.**

As a close neighbour and daily user of Scott Street, I strongly oppose this proposal for two key reasons:

**1. Parking**

The SeaBreeze apartments were originally approved without adequate parking for residents, which has already resulted in Scott Street being consistently congested with parked vehicles. The recently renovated house on the site is large enough to accommodate numerous residents, yet it also lacks sufficient off-street parking. Even before these renovations, and proposed subdivision, there were regularly five vehicles associated with this property, all of which were parked on the street.

Subdividing the block into a smaller lot will almost certainly exacerbate the issue, as a new dwelling on a tiny 360m<sup>2</sup> block is unlikely to provide enough off-street parking.

**2. Amenity**

The character and liveability of this area are defined by large blocks that allow for natural airflow, mature trees, and a more climate-responsive environment. A 360m<sup>2</sup> block will inevitably result in a house dominating the site — with air conditioners expelling hot air into neighbouring properties, airflow being blocked, and the overall amenity and value of surrounding homes diminished.

The Northern Territory Government frequently states its commitment to maintaining and improving the liveability and lifestyle of our communities as a way to attract and retain people and grow the economy. This proposal would undermine those goals by negatively impacting the quality of life in this neighbourhood and contributing to the gradual erosion — the “death by a thousand cuts” — of the social, economic, and lifestyle values that make this part of Fannie Bay so desirable.

It is the responsibility of the Planning Commission to uphold these principles and reject this proposal. Allowing a single 360m<sup>2</sup> block in an area characterised by lots over 1,000m<sup>2</sup> would set a damaging precedent and irreversibly change the nature of the neighbourhood.



Ray Hall

7 Conigrave St Fannie Bay

1 Giles Street  
Fannie Bay, Darwin NT 0820

15 October 2025

Development Assessment  
City of Darwin  
PO Box 84  
DARWIN NT 0801

Subject: Objection to Application 2025/0296 – Exceptional Development Permit,  
2 Scott Street, Fannie Bay

Dear Sir/Madam,

I write as a resident of Fannie Bay to formally object to the above application for an exceptional development permit at 2 Scott Street. This proposal fails to comply with the Northern Territory Planning Scheme, undermines local amenity, and sets an undesirable precedent for this established neighbourhood.

## **1. Non-Compliance with the NT Planning Scheme**

- The minimum lot size under the current scheme for Fannie Bay is 1,000 m<sup>2</sup>. The application seeks approval for a 350 m<sup>2</sup> subdivision—far below the prescribed standard—without any demonstrated public benefit or valid planning justification.
- An exceptional permit must satisfy strict criteria demonstrating “special circumstances” and “no detrimental impact.” This submission presents neither.

## **2. Traffic Safety and Parking Stress**

- Scott Street is narrow, with existing on-street parking already at capacity due to the Motel directionally opposite.
- Increased density will intensify traffic movements onto East Point Road, where sight-lines are poor and vehicle speeds high, exacerbating a known safety hazard.

## **3. Undermining Neighbourhood Character**

- Fannie Bay’s defining feature is its spacious, family-oriented blocks. The average lot size exceeds 1,100 m<sup>2</sup>; subdividing into 350 m<sup>2</sup> parcels erodes the low-density character that drew residents here.
- Allowing this out-of-scale development would encourage copy-cat applications, irrevocably changing the suburb’s ambience and reducing property values.

## **4. Subdivision Plan Contradicts Local Context**

- The applicant’s own plan (page 5 of the EJA submission) highlights that no neighbouring lots have pursued or achieved a similar subdivision.

- This isolation of one applicant does not constitute “infill” or “compatible development” as required by the scheme.

For these reasons, I urge the relevant authority to reject Application 2025/0296 in its entirety. Approving it would conflict with statutory planning controls, compromise public safety, and dismantle Fannie Bay’s valued character.

Thank you for your consideration. I trust that the City of Darwin will uphold the integrity of the NT Planning Scheme and the interests of its long-term residents.

Yours faithfully,

Paul Nicholls

A handwritten signature in black ink that reads "Paul Nicholls". The signature is written in a cursive style with a large initial 'P' and a long, sweeping tail.

## **Submission regarding:**

PA2025/0296 – Lot 2850 Town of Darwin, 2 Scott Street, Fannie Bay

As a neighbour who lives on Scott Street, I strongly oppose the proposed subdivision of Lot 2850 for the following reasons:

### **1. Misuse of Planning Justifications**

The application argues that an Exceptional Development Permit (EDP) is “preferable to rezoning” since rezoning could allow more dwellings (EJA 13358 Proposal). This is misleading.

- The issue is not rezoning, the issue is that this subdivision directly undercuts the 760m<sup>2</sup> minimum lot size safeguard in the NT Planning Scheme.
- That safeguard exists specifically to protect neighbourhood character and liveability, which this proposal undermines by introducing a 350m<sup>2</sup> block into an area characterised by much larger lots.
- Presenting this subdivision as a “lesser evil” is a tactical ploy designed to make approval seem reasonable. It should not be accepted as justification for bypassing planning protections.

### **2. Developer Intentions**

The proposal presents the subdivision to “retain the impressive residence” and “make good use” of the land (EJA 13358 Proposal). However, there is significant community concern that this is less about improving neighbourhood amenity and more about financial return.

- Residents are worried that once renovations are complete, the property may be sold rather than occupied by the owners, and that the smaller subdivided block will also be put to market.
- If this occurs, the outcome would be two profit-driven sales rather than long-term investment in the neighbourhood.
- The language of “under-utilised land” used in the proposal suggests the property is being treated primarily as an asset to carve up, rather than as part of a suburb prized for its block sizes, green space, and liveability.

### **3. Traffic and Parking Impacts**

The application claims the subdivision “is not likely to result in increased road traffic” and will generate “minimal, if any, increase in traffic” (EJA 13358 Proposal). This does not reflect reality.

Scott Street is already under pressure from existing developments like the SeaBreeze apartments, which provide inadequate parking. A new dwelling on a 350m<sup>2</sup> block will almost certainly bring extra vehicles that cannot be contained on-site.

More importantly, congested on-street parking reduces visibility for cars turning off Conigrave Street or East Point Road, a real risk as more young families move to Fannie Bay for its block

sizes and lifestyle. This impact has already been felt: contractors renovating Lot 2850 have filled Scott Street with vehicles, and even prior to works, tenants often parked their two cars on the street rather than using the driveways provided.

Even one additional household adds to this cumulative burden — the impacts cannot be dismissed as “negligible.”

### Conclusion

The proposal underestimates serious traffic and parking impacts, introduces avoidable risks for young families, and undermines the character of Fannie Bay. It raises concerns that the subdivision is financially motivated rather than community-focused and relies on misleading justifications that erode the intent of the NT Planning Scheme.

For these reasons, I respectfully request that the Planning Commission reject this proposal.

A handwritten signature in black ink, appearing to read 'Thomas Forgan', with a long, sweeping horizontal stroke at the end.

Thomas Forgan

3 Scott Street, Fannie Bay.

Brendon J Dally  
PO Box 847  
Parap NT 0804  
E: [dallyco@bigpond.com](mailto:dallyco@bigpond.com)

6 October 2025

**Re: PA2025/0296, Lot 2850 Town of Darwin , 2 Scott St Fannie Bay.**

My family have lived in Conigrave Street for almost 50 years and our residence looks down Scott Street which we access daily. I oppose this proposal in the strongest possible terms on the following grounds:-

1. Scott and Conigrave Streets have historically been single dwelling, low level properties on an allotment of on average 1200m<sup>2</sup>. These properties provide established gardens, minimal traffic, natural airflow and a green environment. The pending application seeks to diminish the existing minimum lot size to 360m<sup>2</sup> – less than a third of the surrounding lot sizes - which is entire outside existing planning regulations.
2. Scott Street is a short street which already accommodates a unit development (previously designated as a hotel). Minimum parking has been allocated on the town plan for this development due to the former land use as a hotel. This already creates a large and ongoing parking issue for the small, suburban street given the current use by permanent residents.
3. Due to its proximity to the local clubs (Sailing, Trailer Boat, & Ski Clubs) and Mindil Beach markets, Scott Street regularly accommodates overflow parking for community events in the area. This exacerbates parking issues in the area which would only be compounded by an additional residence in the street.
4. In the event that this application is approved a potentially multi-level residence could be constructed, despite the small lot size, which will entirely change the nature of surrounding housing and diminish land values.
5. The amenity of surrounding neighbours will be impeded by the increase in traffic, residents and noise in the area due to a formerly single dwelling residence being approved for subdivision.

The current NT government espouses 3 pillars towards a stronger community, one of which is “Restoring Our Territory Lifestyle.” To approve this application would undermine the essence of what makes Fannie Bay exclusive in terms of large blocks and community amenity.

It is the responsibility of the Planning Commission to uphold these principles and reject this proposal. Allowing a single 360m<sup>2</sup> block in an area characterised by lots over 1,000m<sup>2</sup> would set a damaging precedent and irreversibly change the nature of the neighbourhood.

Yours sincerely,



Brendon Dally

Submission regarding;

**PA2025/0296 ,Lot 2850 Town of Darwin , 2 Scott St Fannie Bay.**

As a close neighbour and daily user of Scott Street, I strongly oppose this proposal for two key reasons:

### **1. Incompatibility with Local Character**

The proposed development is inconsistent with the existing residential character of Fannie Bay, which is defined by low-density, single-dwelling homes, generous setbacks, and landscaped streetscapes. An exceptional development of greater bulk, scale, or density would significantly disrupt the established aesthetic and lifestyle enjoyed by residents.

### **2. Negative Impact on Amenity**

The proposed development is likely to have a detrimental effect on the amenity of neighbouring properties, particularly in relation to:

- **Privacy:** The scale and height of the development could result in overlooking of adjacent private dwellings and outdoor areas.
- **Noise and Traffic:** An increase in occupancy or commercial activity could generate noise and traffic levels inconsistent with a quiet residential area.

### **3. Traffic and Parking Concerns**

Scott Street is a narrow, low-traffic residential street. The proposed development is expected to increase traffic volume and pressure on street parking. This poses safety concerns, particularly near driveways and intersections and could restrict access for emergency vehicles.

### **4. Precedent for Future Overdevelopment**

Approval of this application as an **exception** to current planning controls risks setting a precedent that could lead to the gradual erosion of planning regulations in Fannie Bay. This could encourage further speculative or inappropriate development applications that threaten the integrity of the suburb's planning framework. This is not an application for a redevelopment of a complete block, but a money grab from a developer who will have no intention of living on these blocks and just wishes to increase their portfolio.

If this is approved then 4 Scott St will do the same in the near future.



Jack Benson

6 Conigrave St Fannie Bay

Phone 1800 245 092

Web [powerwater.com.au](http://powerwater.com.au)

Record No: D2025/354960

Container No: NE200/2850

Your Ref: PA2025/0296

Kaleb Thomas  
Development Assessment Services  
GPO Box 1680  
Darwin NT 0801

Dear Kaleb

**Re: Lot 2850 (2) Scott Street Fannie Bay Town of Darwin**

In response to your letter of the above proposal for the purpose of subdivision to create two lots, Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. All newly created lots in any subdivision process in urban areas shall be provided with underground electricity supply services. The Proponent shall design and install sufficient network capacity and adequate underground electricity reticulation to each newly created lot (Zoned LR, Low Density Residential) in accordance with PWC's NP020 - Guidelines for Developers of Subdivisions and Electricity Infrastructure.
2. Low voltage distribution cable extension and establishment of a new low voltage distribution pillar on the common boundary of proposed Lot A and Lot B, with a 0.5m x 1.0m electricity easement on each lot for power services to proposed Lot A and Lot B would be required.
3. The Proponent shall engage accredited electrical consultant and contractor (from the attached accreditation list) to design and construct the low voltage underground electricity network extension as required in consultation with PWC.
4. The engaged electrical consultant shall need to submit a Negotiated Connection application under Australian Energy Regulator (AER) compliance process for PWC's assessment on the required load request.
5. PWC shall check and approve the consultant's electrical design drawings for construction and carry out final connection works at applicable cost under the AER assessment process.
6. Appropriate electricity easement for new distribution pillar shall be surveyed and registered to Land Titles Office by the Proponent at no cost to PWC.

If you have any further queries, please contact the undersigned on 8924 5729 or email:

[PowerDevelopment@powerwater.com.au](mailto:PowerDevelopment@powerwater.com.au)

Yours sincerely



Thanh Tang  
Manager Distribution Development

23 September 2025



## POWER AND WATER CORPORATION (NT) - POWER SERVICES

### DEVELOPER WORKS - GIFTED ASSETS

#### LIST OF OVERHEAD ACCREDITED ELECTRICAL CONTRACTORS

	Company Name	Contact Person	Contact Phone No.	Contact Email
1	AA ELECTRICAL SERVICES (NT)	SHELLEY GRAY	0448 298 158	accounts@aaelectrical.com.au
2	COPLINK (NT)	GRAHAM COPLEY	0409 842 598	coplink@bigpond.net.au
3	COWELL ELECTRIC SUPPLY (SA)	AARON JONES	(08) 8629 2136	admin@cowellelectric.com.au
4	DEC INSTALLATIONS (NT)	ROBERT GRAHL	(08) 8947 7650	robert.grahl@dec.net.au
5	ENERVEN (SA) - COMPANY OF SA POWER NETWORKS	ROD MITCHELL	0427 580 219	rod.mitchell@enerven.com.au
6	ESPEC (NT)	PETER BADKIN	0491 148 543	info@espec.com.au
7	DUITS ELECTRICAL (NT)	DENHAM HUSSIES	0447 187 032	duits.electrical@outlook.com
8	MECNT ELECTRICAL CONTRACTORS (NT)	SAM MOLLOY	0427 055 165	sam@mecnt.com.au
9	MG ELECTRICAL SERVICES (NT)	EUAN BUNTINE	0427 271 424	euan.buntine@mgelectrical.com.au
10	NIGHTCLIFF ELECTRICAL (NT)	RICHARD JOHNSTON	0457 733 456	admin@nightcliffelectrical.com.au
11	NORGROUP (NT)	DAMIEN RIDLEY	0427 040 078	damian@norgroup.com.au
12	NORTHERN POWER SERVICES (NT)	GORDON JABOUR	(08) 8983 3388	admin@nps1.com.au
13	NT ELECTRICAL GROUP (NT)	BRAD FULLWOOD	(08) 8947 5500	admin@nteg.com.au
14	NT POWER LINES AND ELECTRICAL (NT)	ROBERT TIMMS	0429 780 388	manager@ntpowerlines.com.au
15	AUS PROJECTS (NT) - previous Power Project	ANDREW HARVEY	(08) 8972 2211	andrew@auspnt.com.au

#### LIST OF UNDERGROUND ACCREDITED ELECTRICAL CONTRACTORS

	Company Name	Contact Person	Contact Phone No.	Contact Email
1	AA ELECTRICAL SERVICES (NT)	SHELLEY GRAY	0448 298 158	accounts@aaelectrical.com.au
2	ABR GROUP (NT)	ADAM RYKERS	0414 863 874	adam.rykers@abrgroupnt.com.au
3	ALENCO (NT)	NATHAN DRUMMOND	0423 681 753	nathan@alencnt.com.au
4	AMPCONTROL NT	GARETH KRUGER	08 8947 5702	NTadmin@ampcontrolgroup.com
5	CENTRE ELECTRICAL SERVICES (NT)	STEVE BASKERVILLE	0427 976 952	centreelectrical@bigpond.com
6	CoMATE (NT)	MARK DUFFY	0439 217 084	mark.duffy@comate.com.au
7	COMBINED ELECTRICAL (NT)	JEFF REES	(08) 8924 9700	administration@combinedelectricalnt.com.au
8	COPLINK (NT)	GRAHAM COPLEY	0409 842 598	coplink@bigpond.net.au
9	COWELL ELECTRIC SUPPLY (SA)	AARON JONES	(08) 8629 2136	admin@cowellelectric.com.au
10	DEC INSTALLATIONS (NT)	ROBERT GRAHL	(08) 8947 7650	robert.grahl@dec.net.au
11	DELTA ELECTRICS (NT)	ANDREW BOLLER	(08) 8984 4033	reception@deltaelectrics.com.au
12	DICE (AUST) NT	TERRY DENT	(08) 8932 1109	info@diceaust.com.au
13	DUITS ELECTRICAL (NT)	DENHAM HUSSIES	0447 187 032	duits.electrical@outlook.com
14	ENERVEN (SA) - COMPANY OF SA POWER NETWORKS	ROD MITCHELL	0427 580 219	rod.mitchell@enerven.com.au
15	ESPEC (NT)	PETER BADKIN	0491 148 543	info@espec.com.au
16	KELLYCO ELECTRICAL SERVICES (NT)	DON KELLY	0429 897 630	don@kellyco.net.au
17	KENNELLY CONSTRUCTIONS (NT)	SHANE KENNELLY	0409 411 658	shane.kennelly@kennelly.com.au
18	MECNT ELECTRICAL CONTRACTORS (NT)	SAM MOLLOY	0427 055 165	sam@mecnt.com.au
19	MG ELECTRICAL SERVICES (NT)	EUAN BUNTINE	0427 271 424	euan.buntine@mgelectrical.com.au
20	NIGHTCLIFF ELECTRICAL (NT)	RICHARD JOHNSTON	0457 733 456	admin@nightcliffelectrical.com.au
21	NILSEN (NT)	BRENNAN PLOUGHMAN	(08) 8947 1134	brennanploughman@nilsen.com.au
22	NORGROUP (NT)	DAMIEN RIDLEY	0427 040 078	damian@norgroup.com.au
23	NORTHERN POWER SERVICES (NT)	GORDON JABOUR	(08) 8983 3388	admin@nps1.com.au
24	NRG SERVICES (QLD)	TIM O'NEILL	0498 989 048	tim.oneill@nrgservicesqld.com.au
25	NT ELECTRICAL GROUP (NT)	BRAD FULLWOOD	(08) 8947 5500	admin@nteg.com.au
26	NT POWER LINES AND ELECTRICAL (NT)	ROBERT TIMMS	0429 780 388	manager@ntpowerlines.com.au
27	AUS PROJECTS (NT) - previous Power Project	ANDREW HARVEY	(08) 8972 2211	andrew@auspnt.com.au
28	THE ELECTRICAL MOB (NT)	LEONARD EICHMANN	0402 519 851	admin@theelectricalmob.com.au
29	TOP END RACE (NT)	JASON KLEEFMAN	(08) 8946 5400	admin@topendrace.com.au

#### **DISCLAIMER:**

Power and Water disclaims all liability for any damage or financial loss arising from the use or reliance upon the above consultant and contractor credentials.

The Developer must carry out actual project checks from contractors' competency claims of specific fields of expertise prior to making appropriate decision for engagements.

Specific fields of construction expertise are: Overhead Reticulation Construction (up to 22kV), Underground Reticulation Construction (up to 22kV),

11kV/22kV Indoor Ground Level Substation Construction, 11kV/22kV Indoor Upper Level Substation Construction, Street Lighting Construction.



**POWER AND WATER CORPORATION (NT) - POWER SERVICES**

**DEVELOPER WORKS - GIFTED ASSETS**

**LIST OF ACCREDITED ELECTRICAL DESIGN CONSULTANTS**

	<b>Company Name</b>	<b>Contact Person</b>	<b>Contact Phone No.</b>	<b>Contact Email</b>
1	AECOM AUSTRALIA (NT)	JAMES JENTZ	0409 665 088	james.jentz@aecom.com
2	AGA CONSULTING ENGINEERS (NT)	ALEK GANGUR	0411 262 714	alekg@agaeng.com.au
3	APD ENGINEERING (NT)	DUMINDA BOWATA	(08) 8995 5805	admin.nt@apdeng.com.au
4	ASHBURNER FRANCIS (NT)	GRAHAM HEASLIP	(08) 8942 0585	GrahamH@ashburnerfrancis.com.au
5	AURECON AUSTRALIA (NT)	CLINT TEVLIN	0408 653 469	clint.tevlin@aurecongroup.com
6	BCA ENGINEERS (NT)	KELVIN LOI	(08) 8132 1700	kelvinloi@bcaengineers.com
7	BESTEC (SA)	CLAIRE BARBER	(08) 8629 2136	cbarber@bestec.com.au
8	CELL ENGINEERING (NT)	NATHAN TING	0428 110 999	nathan.ting@celleng.com.au
9	CLARENCE CONSULTANTS (NSW)	MATTHEW KARPIK	(02) 6642 7239	matt@clarenceconsultants.com.au
10	ENERVEN (SA) (PART OF SA POWER NETWORKS)	ROD MITCHELL	0427 580 219	rod.mitchell@enerven.com.au
11	ERDS (QLD)	SHAY QUINN	(07) 3518 3100	admin@erds.com.au
12	GHD (NT)	ANDREW SAXELBY	(08) 8982 0150	andrew.saxelby@ghd.com
13	GPA Engineering (NT)	HANNAH FARROW	(08) 8299 8300	Hannah.Farrow@gpaeng.com.au
14	HK SOLUTIONS (NT)	RICHARD OPPUSUNGGU	0431 662 275	richard.oppusunggu@hksolutions.com.au
15	JACOBS GROUP AUSTRALIA (NT)	RYAN KRATE	(08) 8982 4800	ryan.krate@jacobs.com
16	JDSi CONSULTING ENGINEERS (WA)	NORMAN MCKENDRY	0438 638 222	norman.mckendry@jdsi.com.au
17	PERACON GROUP (QLD) - previously LECTEL	CHARLIE VELLA	0412 021 651	cvella@peracon.com.au
18	LUCID (NT)	CIARAN FARRELL	(08) 8947 6824	ciaran.farrell@lucidconsulting.com.au
19	MDA CONSULTING (QLD)	MAURICE DUFFILL	(07) 3252 9560	info@mdaengineers.com.au
20	NTBS CONSULTING ENGINEERS (NT)	WILL PURTILL	(08) 8981 9888	will@ntbsconsulting.com
21	PCE (POWER CONROL ENGINEERS) (NSW)	BYRCE PARKER	0448 281 754	byrce.parker@pceng.com.au
22	SMEC (QLD)	TERRY McCAULEY	0457 821 034	Terry.McCauley@smec.com
23	TRINAMIC CONSULTANTS (SA)	DAVID WILSON	(08) 8232 3737	davidw@trinamic.com.au
24	Wallbridge Gilbert Aztec, WGA (NT)	ANDREW McLEOD	(08) 8941 1678	AMcLeod@wga.com.au
25	WSP (NT)	FIROUZEH AMANPOOR	(08) 8980 5900	Firouzeh.Amanpoor@wsp.com

**DISCLAIMER:**

Power and Water disclaims all liability for any damage or financial loss arising from the use or reliance upon the above consultant credentials.

The Developer must carry out actual project checks from consultants' competency claims of specific fields of expertise prior to making appropriate decision for engagements.

Specific fields of expertise are: Overhead 11kV/22kV Subdivision Design, Underground 11kV/22kV Subdivision Design, Overhead 11kV/22kV Servicing Development Design,

Underground 11kV/22kV Servicing Development Design, 11kV/22kV Indoor Ground Level Substation Design, 11kV/22kV Indoor Upper Level Substation Design,

Overhead 66kV and above Transmission Lines Design, Underground 66kV and above Transmission Lines Design.



Container No: LD200/2850

DLPE - Development Assessment Services  
GPO Box 1680  
Darwin NT 0801

Dear Kaleb Thomas

**RE: PA2025/0296 - Lot 02850 Town of Darwin - 2 Scott St, Fannie Bay NT - Subdivision to create two lots**

In response to your letter of the above proposal for development application purpose, Power and Water Corporation (Water Services) advises the following with reference to water and sewer enquiries:

1. Only a single water and sewer service is permitted for each proposed individual lot. All new services are constructed by the developer, at no cost to Power and Water.
2. The developer will need to upgrade the existing water and sewer service and is advised to contact Services Development prior to start of construction. Water supply to the lot shall be provided by the land developer of a size adequate to cater for the ultimate future water demand of the lot.
3. The developer is advised to engage a suitably qualified hydraulic consultant to confirm water and sewer servicing requirements.
4. The developer will be required to provide the following for the proposed subdivision:  
**Lot A** – provide a new dedicated water connection from the existing DN100 CICL water main in Scott Street. The sewer connection for the existing residence can remain. Connection via a maintenance shaft/Access Chamber and creation of an easement will be required to retain this service.  
**Lot B** – the existing water connection can be retained at this time, or the developer can ensure that proposed Lot B is water serviced to ultimate. A new sewer connection is required from MH 3/1 with a registered easement as per proposed Lot A. An alternative sewer servicing option is via MH 20/1/1C.
5. The developer must ensure that;
  - a) Backflow prevention is installed at the water service in accordance with AS/NZS 3500.1 – Plumbing and Drainage - Water Services
  - b) Where applicable, the device is tested annually in accordance with AS/NZS 2845.3 Field testing & maintenance of testable devices.Visit <https://www.powerwater.com.au/developers/water-development/backflow-prevention> or contact [BackflowPrevention.PWC@powerwater.com.au](mailto:BackflowPrevention.PWC@powerwater.com.au) for all backflow prevention enquires.
6. A sewer easement shall be created over proposed Lots A & B. In design stage, the developer should be aware that structures must not be located on or over a water supply or sewerage easement.
7. Power and Water advises that the Water and Sewer Services Development Section ([waterdevelopment@powerwater.com.au](mailto:waterdevelopment@powerwater.com.au)) and Power Network Engineering Section ([powerdevelopment@powerwater.com.au](mailto:powerdevelopment@powerwater.com.au)) must be contacted via email a minimum of 1 month prior to construction works commencing.

If you have any further queries, please contact the undersigned on 899 55882, or email [waterdevelopment@powerwater.com.au](mailto:waterdevelopment@powerwater.com.au)

Yours sincerely



Sarah Hemopo  
**Senior Development Services Officer**

9<sup>th</sup> October 2025

cc: Kevin Dodd  
email: [kdodd@eja.com.au](mailto:kdodd@eja.com.au)

**From:** [Michael Howard](#) on behalf of [DevRoads NTG](#)  
**To:** [Planning NTG](#); [DevRoads NTG](#)  
**Subject:** RE: "PA2025/0296 Lot 02850 Town of Darwin" - New Application Submitted  
**Date:** Friday, 19 September 2025 2:29:26 PM

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Hi DAS,

I am pleased to advise that Transport and Civil Infrastructure (TCI), Department of Logistics and Infrastructure (DLI) has no objection/comments in principle to the above mentioned subdivision, as the development is not adjoining the Northern Territory Government (NTG) controlled road.

Cheers

**Michael Howard**

Technical Assessment Officer  
Corridor Management and Design, Transport & Civil Infrastructure  
Department of Logistics & Infrastructure

Level 3, Highway House, Palmerston Circuit, Palmerston  
PO Box 61, Palmerston NT 0831

t. (08) 89247252

e. [DevRoads.NTG@nt.gov.au](mailto:DevRoads.NTG@nt.gov.au)



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The NT Government acknowledges the Aboriginal people and cultures of the land and country on which we work and live. We acknowledge the ongoing connection to culture, land, sea and community and pay our respects to Elders past and present and to emerging leaders.

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**From:** Planning NTG <[Planning.NTG@nt.gov.au](mailto:Planning.NTG@nt.gov.au)>  
**Sent:** Friday, 19 September 2025 5:11 AM  
**To:** DevRoads NTG <[DevRoads.NTG@nt.gov.au](mailto:DevRoads.NTG@nt.gov.au)>  
**Subject:** 'PA2025/0296 Lot 02850 Town of Darwin' - New Application Submitted

Dear Transport and Civil Infrastructure - DLI,

A proposed exceptional development permit to Subdivision to create two lots at 2 Scott St , Fannie Bay NT is to be subject to a 28 day public exhibition period, commencing 19/09/2025 and closing on 17/10/2025.

This application can be [viewed](#) and comments can be made through [ILIS](#) until 17/10/2025.

If you have an enquiries, please feel free to contact Development Assessment Services Darwin, 8999 6046.

Kind Regards,  
Development Assessment Services

Development Assessment Services  
Department of Lands, Planning and Environment  
GPO Box 1680  
Darwin NT 0801

Our reference  
04-SF25-1646

Dear Development Assessment Services

**Re: PA2025/0296 Lot 02850 Town of Darwin - 2 Scott St , Fannie Bay NT**

The Northern Territory Fire and Emergency Services has assessed the information contained in the proposed planning scheme amendment and advises there are no objections to the proposal.

If you have any questions or require further information, please contact the Fire Safety Command, NT Fire and Rescue Service via email: [fire.safety@pfes.nt.gov.au](mailto:fire.safety@pfes.nt.gov.au).

Yours sincerely



Krystal Harvey  
Director Strategic Services  
Northern Territory Fire and Emergency Services

23 September 2025

Manager Urban Planning  
Development Assessment Services  
Department of Lands, Planning and Environment  
GPO Box 1680  
DARWIN NT 0801

Please Quote: PA2025/0296

Dear Sir/Madam

**Parcel Description:            Lot 2850 Town of Darwin  
   2 Scott Street, Fannie Bay**

**Proposed Development: Exceptional Development - Subdivision to create two lots**

Thank you for the development application referred to this office on 3 October 2025 concerning the above. This submission to application PA2025/0296 was endorsed by Council at its meeting on 28 October 2025.

The application (conflicts with City of Darwin's community-driven approach to place and liveability, which aims to:

- strengthen community participation and belonging, and
- enhance character and sense of place

The application is for an Exceptional Development Permit (EDP) to subdivide one lot into two lots in zone Low Density Residential (LR). In zone LR, the minimum lot size for this particular property is 800m<sup>2</sup>.

The subdivision proposal would result in one lot of 1,205m<sup>2</sup> (containing existing single dwelling) with a balance lot of 350m<sup>2</sup> (containing an existing garage). The smaller lot is 450m<sup>2</sup> less than would normally be permitted in the zone.

The site in Fannie Bay, sits in context with surrounding large lot of Zone LR. The existing pattern of residential development in the area is characterised as being low density with predominantly large single dwellings on lot sizes ranging from around 1,800m<sup>2</sup> to 1,200m<sup>2</sup>. These residential properties are heavily vegetated, which provides urban cooling, stormwater management and a high level of amenity.

The only anomaly in the vicinity of the site is a unit development, directly opposite and to the north of 2 Scott Street (at 60 East Point Road), which is a legacy of a much earlier planning scheme that applied a different type of zone. This unit development would not be approved in Zone LR today.



Pursuant to Section 22 (1) of the NT Planning Act 1999 (the Act), City of Darwin submits that this application should be refused for the following reasons:

1. The proposed smaller lot is inconsistent with the purpose of Clause 6.2.11 (Lot Size and Configuration for Subdivision in Zone LR) due to the scale and configuration of the lot being inconsistent with the pattern of the established development in Scott Street and the surrounding area, where there has been no increase in residential development that has resulted in the creation of new lot with areas less than those permitted in Zone LR.
2. Despite the proposed residential development on the site being inconsistent with the established pattern of development in the area, the land will remain in Zone LR.
3. The proposal is inconsistent with the NT Compact Urban Growth Policy (CUGP) for the following reasons:
  - a. As the proposal will not transition density appropriately with surrounding lower density neighbourhood character, it conflicts with Clause: 4.2 Neighbourhood Character – Key Performance Indicator 3.
  - b. As there is no reticulated stormwater system in the area and the application does not consider stormwater impact, there may be inadequate infrastructure capacity to support increased density from smaller lot development, which conflicts with Clause: 4.4 Service Infrastructure – Key Performance Indicator 1.
  - c. As the proposal will result in a smaller single dwelling than those in the adjacent area, the proposal is inconsistent with Clause: 4.2 Neighbourhood Character – Key Performance Indicator 1(a).
  - d. As the Darwin Inner Suburbs Area Plan (DISAP) identifies the site and surrounds for 'Residential – low density' and does not identify it as being in a 'Potential area for change', the proposal is inconsistent Clause: 4.2 Neighbourhood Character – Key Performance Indicator 2.
  - e. As the proposal fails to demonstrate compliance with CUGP performance indicators, it is inconsistent with Clause: 3.2 Use of Policy Performance Criteria.
4. The proposal is inconsistent with the Darwin Regional Land Use Plan 2015 (DRLUP) for the following reasons:
  - a. The application has not provided sufficient information to demonstrate that the smaller lot is compatible with land capability and drainage constraint.
  - b. The increased density is not aligned with sequencing priorities for infrastructure delivery.



5. The application does not clearly demonstrate any benefits to the broader community or improved amenity to justify a departure from the NTPS and the Darwin Inner Suburbs Area Plan (DISAP), which undermines the Act's objective to promote the good design of buildings and other works that respects the amenity of the locality.
6. The application does not contain sufficient information to fully consider the requirements of the CUGP, DRLUP or DISAP, which means through this process that residents in the area were not provided the opportunity to consider the proposal against the planning scheme's Strategic Framework or strategic intent of the Darwin Inner Suburbs Area Plan (DISAP). This weakness in the EDP application undermines the effectiveness of the DISAP and conflicts with the Act's objectives to:
  - a. ensure strategic planning reflects the wishes and needs of the community.
  - b. respect and encourage fair and open decision making and public access to processes for review of planning related decisions.
7. If approved, the EDP would likely set an undesirable precedent of undersized lots in Zone LR, which may increase the potential for future development in the area to bypass existing planning controls. This could result in increasing densities without increasing infrastructure plans or capacity and would erode the character of the area with development that is more suited to a well-planned higher density zone, which undermines the Act's objectives to:
  - a. to assist the provision of public utilities, infrastructure and facilities for the benefit of the community.
  - b. promote the good design of buildings and other works that respects the amenity of the locality.
  - c. respect and encourage fair and open decision making and public access to processes for review of planning related decisions.

City of Darwin advises that increased densities in areas of Darwin with inadequate infrastructure should be strategically planned to ensure they reflect the wishes and needs of the community through a review of applicable land use plans. They should also be aligned with local housing targets, infrastructure pipelines, funding programs and developer contributions. This will empower City of Darwin to plan for and support Darwin's growth, better prioritise infrastructure investment, optimise budgets and deliver more effective and timely services.

If you require any further information in relation to this application, please feel free to contact City of Darwin's Innovation Team on 8930 0300 or [darwin@darwin.nt.gov.au](mailto:darwin@darwin.nt.gov.au)

Yours sincerely

Signed by:  
  
23F58014766D3F02

**ALICE PERCY**  
**GENERAL MANAGER INNOVATION**

