

NT PLANNING COMMISSION HEARING

**EXCEPTIONAL DEVELOPMENT PERMIT APPLICATION
PA2025/0416**

Lot 5437 (8) Conacher Street, Fannie Bay, Town of Darwin
Caravan park (recreational vehicle park) in 3 stages

Agenda Item Number: 1

Meeting Date: 3 February 2026

Attachment A – Location Plan and Exhibition Material

Attachment B – Submissions Received

Attachment C – Applicant’s Response to Submissions



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Kaleb Thomas
Senior Planner
Development Assessment Services

Report to the Planning Commission

This report is prepared under section 22 of the *Planning Act 1999*, and considers the submissions made in relation to the proposal.

1. GENERAL INFORMATION

ADDRESS:	Lot 5437 (8) Conacher Street, Fannie Bay, Town of Darwin
AREA:	2.61 ha
CURRENT ZONE:	Zone OR (Organised Recreation)
PROPOSED LAND USE:	Caravan park
APPLICANT:	Geoff Hunter of Darwin Bowls and Social Club
LAND OWNER:	Darwin Bowls and Social Club Incorporated

2. LEGISLATIVE REQUIREMENTS

The Minister for Lands, Planning and Environment is responsible for determining proposals to grant or vary an Exceptional Development Permit (EDP). The *Planning Act 1999* (the Act) establishes requirements relating to the exhibition, consultation and reporting on proposed Exceptional Development Permits.

Under section 22(6) of the Act, the Planning Commission must hold a hearing if submissions are received during the exhibition period, and the Chairperson is satisfied that a hearing would provide further useful information.

Under section 24 of the Act, the Planning Commission must provide to the Minister for Lands, Planning and Environment, a written report that addresses the issues raised in the submissions; the issues raised at the hearing and during any consultation; and any other matters the Commission considers the Minister should take into account when considering the proposal.

3. PROPOSAL

On 13 November 2025, Mr Geoff Hunter (Darwin Bowls and Social Club) lodged an EDP application seeking approval for a caravan park (recreational vehicle park) in 3 stages at Lot 5437 (8) Conacher Street, Fannie Bay, Town of Darwin (the site). The caravan park will occupy 1.22 ha of the site, and is located on the western balance of the land, with street frontages to Conacher Street and Atkins Drive (the development site).

The proposed caravan park will comprise a total of 40 recreational vehicle (RV) bays, to be constructed across 3 stages. A summary of each stage is provided below:

- Stage 1 proposes 26 RV sites with 10 sites to be provided with Power and Water connections extended from existing bowl club services and 16 sites to not be serviced. Stage 1 is accessed via the existing Bowls Club car park and includes a communal dump point (subject to Power and Water approval).
- Stage 2 proposes an additional 14 RV sites with 11 sites to be provided with Power and Water connections extended from existing bowl club services and 3 sites to not be serviced. Access is provided from Conacher Street and the temporary access via the existing Bowls Club car park will be removed.

- Stage 3 proposes to install boundary fencing, upgrade internal road from gravel to bitumen and complete landscaping.

The proposal cannot be considered through a normal development application as the proposed land use of caravan park (recreational vehicle park) is prohibited pursuant to Zone OR (Organised Recreation) of the Northern Territory Planning Scheme (NTPS 2020).

A copy of the locality plan and exhibition material (including application) is provided at **Attachment A**.

4. SITE AND LOCALITY CONTEXT

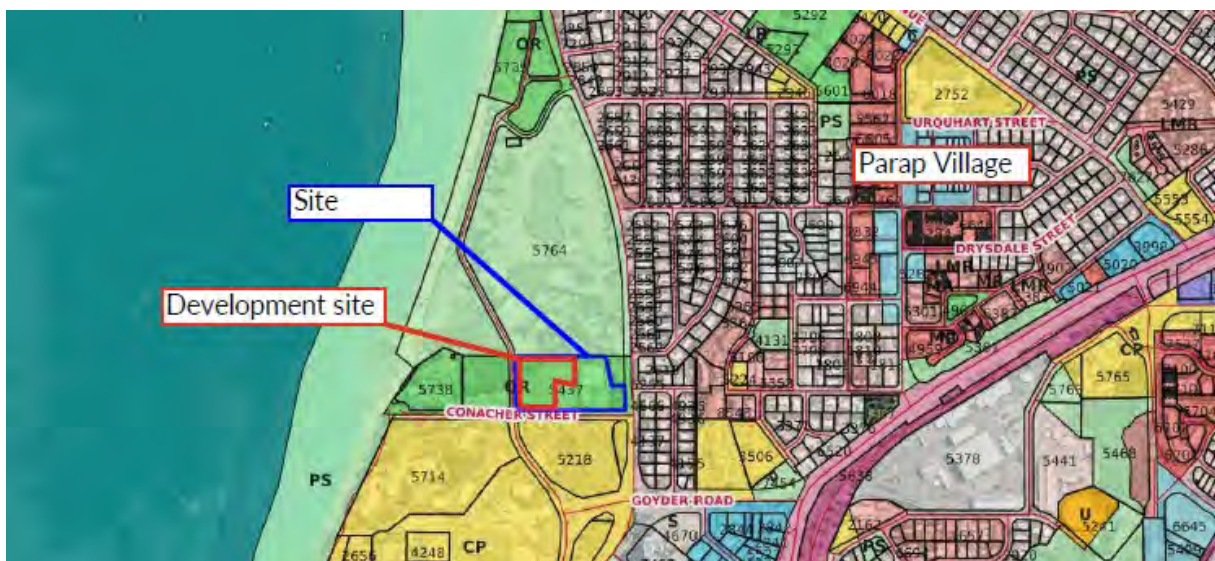
The site is a 2.61 ha Crown lease in perpetuity in Zone OR (Organised Recreation) pursuant to the NTPS2020. The development site is 1.22 ha and has a 81.88 m frontage to Conacher Street (including a 14.4 m long truncated corner), and 109.17 m frontage to Atkins Drive. The development site slopes down towards the north-west, to Bundilla Creek. The development site is undeveloped, and generally comprises grass, with thick vegetation along the northern property boundary. With the exception of a temporary driveway connection within the car parking area, no changes are proposed to the existing Darwin Bowls and Social Club.

Land to the north is in Zone PS (Public Open Space) associated with the City of Darwin-managed Bundilla Beach Reserve. To the east, on the opposite side of East Point Road, are residential properties in Zone LR (Low Density Residential). To the south, on the opposite side of Conacher Street, is vacant undeveloped land in Zone CP (Community Purpose), as well as the NT Museum and Art Gallery, Darwin Middle School and Darwin High School; and land to west is vacant and in Zone OR.

In the wider context, the site is located approximately 800 m from the Parap Village (secondary activity centre), 1.2 km from the Fannie Bay Village (secondary activity centre) and 300 m from the Bundilla Beach Reserve. In addition, the site is adjacent to the sub-arterial East Point Road, which supports bus routes that go between Casuarina and Darwin City.

The site is partially affected by the LSSS - Land Subject to Storm Surge Overlay with the northern boundary and north-west corner located in the modelled primary and secondary storm surge areas. In addition, Darwin Regional Land Use Plan identifies the site for urban land uses and Darwin Inner Suburbs Area Plan identifies the site for organised recreational purposes.

Map 1: Excerpt of Location Plan (refer Attachment A1 for full plan)



5. EXHIBITION OF PROPOSAL

On 13 November 2025, the delegate for the Minister for Lands, Planning and Environment determined under section 39 of the Act to continue consideration of the proposed amendment by placing it on exhibition.

The proposal was on public exhibition for a period of 28 days and was notified in accordance with the requirements of the Act. The exhibition closing date was 19 December 2025.

6. SUBMISSIONS

Below is a summary of the matters raised in the submissions, refer **Attachments B1 – B32**.

Public Submissions

Thirty-two (32) submissions were received from the public regarding this proposal.

Individual submissions are summarised thematically in the table below, with each submission provided in full at **Attachments B1 – B32**. Numbers in the right hand column indicate the number of times each theme was raised.

Issues Raised	Number
Impact on lifestyle/residential amenity <u>Summary</u> <ul style="list-style-type: none">• Development will worsen existing noise impacts upon nearby residences• Site users will utilise Seale Street, which is a narrow residential street, to the detriment of local residents	20
Impacts on Bundilla Beach/local amenity <u>Summary</u> <ul style="list-style-type: none">• The proposed City of Darwin caravan park within the Bundilla Beach Reserve was rejected due to public outcry• Bundilla Beach Reserve, including its walking and cycling routes, would be negatively impacted by this development through increased utilisation	10
Noise impacts <u>Summary</u> <ul style="list-style-type: none">• Noise impacts from the development will adversely impact nearby residences. Noise may be generated from late night socialising, vehicles arriving, departing and navigating the site,	16
Waste impacts <u>Summary</u> <ul style="list-style-type: none">• Concerns around how waste from the development will be managed• Risk of contamination from grey or black water spills on Bundilla Creek• Risk that odours from a dump point may reach nearby residences• Potential re-use of greywater on-site is not good practice	13
Light impacts <u>Summary</u>	12

Issues Raised	Number
<ul style="list-style-type: none"> Light impacts from the development will adversely impacts nearby residents. Light impacts may be generated directly from site users, and from additional vehicle movements (i.e. headlights) as vehicles travel to and from the site 	
<p>Increase risk of crime/anti-social behaviour</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> Safety concerns for nearby school students (Darwin Middle School and Darwin High School) from introducing a transient population into this area A commercial development will increase the risk of property crime in the area 	3
<p>Lack of existing infrastructure</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> Existing stormwater management issues will be exacerbated Lack of general infrastructure to support this development 	11
<p>Pedestrian safety impacts</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> Increase in vehicle movements increase the risk of vehicle/pedestrian conflicts in the area Nearby footpaths are used by students attending Darwin Middle School and Darwin High School 	15
<p>Wider road traffic impacts</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> Area already has existing traffic issues in the area, which will be exacerbated by this development Of note, is the usage of Seale Street as an alternative way of travelling from Conacher Street to Darwin City/Stuart Highway Local roads are not suitable for RVs or vehicles towing caravans 	27
<p>Lack of space on-site for an RV to park when arriving</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> Lack of room for a vehicle to park while accessing the site (i.e. lack of waiting bays) 	1
<p>The application does not adequately detail how the RV park will be managed (including capacity, waste, traffic, waste, pets etc)</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> Lack of detail around the traffic impacts Lack of detail around how waste (human and general waste) will be managed 	8

Issues Raised	Number
<ul style="list-style-type: none"> Lack of detail around how visitors will book/access the site; any restrictions on duration of stay, or how this will be enforced; how anti-social behaviour will be dealt with Lack of detail around what vehicles will be acceptable; and how RV/caravans will be able to navigate the on-site access ways 	
<p>Application does not adequately detail what is proposed, or its merit</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> Application will not positively contribute to social and community issues, such as illegal camping, antisocial behaviour or iterants Application mischaracterises the site – no known issues of illegal camping for example 	6
<p>Lack of proposed on-site facilities</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> The application relies upon site visitors being completed self-sufficient, however, not all vehicles have their own laundry/toilet facilities. Relying upon public facilities or those available at other local clubs is impractical 	4
<p>Incompatibility with the NTPS2020</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> A caravan park is inconsistent with the current zoning, and contrary to the relevant zone outcomes A caravan park is inconsistent with the Darwin Inner Suburbs Area Plan, and its relevant objectives Intensification of commercial uses within a residential suburb is poor outcome Application will reduce the amount of land Zoned OR that is available for Zone OR purposes Approval of this application would undermine the NT's planning system Development is for a commercial land use, and additionally one that is not ancillary to the primary use of the site 	15
<p>Commercial benefits are not substantiated</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> Site users will likely self-cater, reducing any benefits for local clubs 	2
<p>Development financials aren't sound</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> The application does not detail how the development will be financed, especially in regard to proposed staging 	1
<p>Impact CBD hotels</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> Development will adversely affect the operation of hotels in Darwin City 	6
<p>Loss of vegetation/open space</p>	2

Issues Raised	Number
<p><u>Summary</u></p> <ul style="list-style-type: none"> • Development will remove the amount of open space in the area, and reduce the potential for significant shading • Will contribute to the gradual erosion of remaining green spaces in the area 	
<p>Lack of community benefit</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> • The application may benefit local clubs at the expense of local residents • Local public facilities are well utilised. New developments should consider building public facilities to contribute to local amenity 	5
<p>Lack of justification for this being an exceptional development</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> • The application's reliance on the financial benefit to the applicant does not constitute planning merit 	2
<p>Will be used for long term accommodation</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> • Development may attract long term residents, which will have an adverse impact on local services, such as schools 	2
<p>Property value impacts</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> • This type of development will adversely impact on local property values, and rental desirability of Fannie Bay 	9
<p>Lack of consultation</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> • Darwin Bowls Club should have completed consultation with local residents prior to lodging this application 	9
<p>Lack of endorsement for application from Larrakia Nation</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> • No details around any engagement with any Indigenous organisations 	1
<p>Local precedent for RV parks</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> • This development has already been found unsuitable in this area 	7
<p>Will create a precedent for other development in coastal land</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> • Approval would create a precedent for development of the vacant coastal land within Fannie Bay, which is contrary to community expectations 	1
<p>Use will complement local businesses</p> <p><u>Summary</u></p>	1

Issues Raised	Number
<ul style="list-style-type: none"> Increased diversity of land uses in this area will contribute to local accommodation options, which would benefit local clubs 	
Impacts are consistent with the planning scheme <u>Summary</u> <ul style="list-style-type: none"> Development is consistent with the objectives of the Town Plan 	1

Petition submission (Attachment B33)

A public petition was received for this application. At the time the public exhibition of this application closes, there were 151 signatures (37 who provided a physical signature, and 114 through a digital format). As of 21 January 2026, the petition representative provided an updated petition, which listed a total of 174 signatures (37 who provided a physical signature, and 137 through a digital format). It is noted that some individuals who supported this petition also made their own submissions.

The petition raised the following concerns regarding the application:

- Very recently, the Darwin City Council proposed a similar Caravan / RV / RV Park at Bundilla beach nearby – there was overwhelming public opposition, and the proposal was deemed unsuitable for the area. This new development application will give rise to the same concerns.
- Massive increase in traffic congestion, noise and light affecting nearby homes
- Significant issues with waste management and environmental concerns
- Destroys the residential and coastal character of Fannie Bay
- Serious child-safety concerns – very close to Darwin Middle and High Schools
- Proven negative impact on property values for surrounding areas
- Sets dangerous precedent for remaining coastal land
- Far better alternative sites exist outside residential areas
- We have concerns for the serious lack of community consultation and timing for this application.

Service Authority Submissions (Attachments B34 to B37)

Submissions received from Service Authorities are summarised in the table below.

Service Authority	Comments
Power and Water Corporation (PWC) Power Services (Attachment B34)	<ul style="list-style-type: none"> Lot 5437 is currently provided with limited power supply capacity from overhead Substation 1911 on Conacher Street. The Proponent (Darwin Bowls and Social Club, DBSC) shall engage a licensed electrician to investigate and decide the suitable power supply point and new Mains Switchboard for the proposed development; Submit a revised AS-3000 maximum power demand calculation; and Submit a Negotiated Connection (NC) application

	<p>under Australian Energy Regulator (AER) compliance process for PWS's assessment on power supply capacity upgrade works.</p> <ul style="list-style-type: none"> The engaged electrician shall carry out customer's internal electrical reticulation upgrade works in accordance with PWC's current NP018 Service and Installation Rules 2024 and NP010-Meter Manual.
<p>PWC Water Services (Attachment B35)</p>	<ul style="list-style-type: none"> The developer may need to upgrade the existing water and sewer service and should contact Services Development prior to start of construction The developer is advised to engage a PWC Accredited Hydraulic consultant for design of water and sewer servicing No works on the dump point sewer connection is to commence prior to written approval from PWC Prior to commencement of Stage 3, PWC request to review the effectiveness of the discharge controls 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; and b) Where applicable, the device is tested annually in accordance with AS/NZS 2845.3 field testing and maintenance of testable devices Full lot fire coverage cannot be achieved from existing hydrants. Internal firefighting arrangements must be made to the satisfaction of NT Fire and Rescue Service. An internal break tank maybe required for firefighting, as direct pumping from PWC water mains is not permitted. PWC recommends that the developers' hydraulic consultant confirm internal firefighting requirements with PWC prior to the development, so that flow capability can be adequately assessed.
<p>NT Fire and Emergency Services (Attachment B36)</p>	<ul style="list-style-type: none"> Advised there are no objections to the application However, the applicant must note the requirements of Section 12 of the Fire and Emergency Regulations 1996 relating to Accommodation Parks are to be complied with. All associated building works are required to comply with the National Construction Code 2022, <i>Building Act</i> and Regulations 1993 (NT) and relevant Australian Standards.
<p>Development Coordination, Department of Lands, Planning and Environment (Attachment B37)</p>	<p><u>Land Management Unit</u></p> <ul style="list-style-type: none"> Due to the scope of the development and minimal earthworks being proposed, the Land Management Unit does not require an Erosion and Sediment Control Plan (ESCP) condition on the Development Permit. However, the Land Management Unit also notes the excessive slope across the site, and proximity to natural drainage lines, and reiterates the importance that erosion and sediment control measures are employed throughout the development stage in accordance with the standard ESCP Permit Note.

	<p><u>Heritage Branch</u></p> <ul style="list-style-type: none"> • No nominated, provisionally declared or declared heritage places or objects within the subject area • No known Aboriginal or Macassan archaeological places on the subject site. • The likelihood of unrecorded Aboriginal or Macassan archaeological places has been assessed as possible. There is a small risk that Larrakia and Tiwi Islander peoples may have used this site as a burial ground during the 19th and early 20th centuries. It is recommended that an unexpected finds protocol and site inductions for heritage are developed and implemented for this project. If archaeological materials are discovered over the course of the work, establish an exclusion zone around the site and contact the Heritage Branch immediately. <p><u>Environment Operations</u></p> <ul style="list-style-type: none"> • Based on the information provided, the proposal does not appear to trigger the licensing requirements of an Environment Protection Approval (EPA) under the <i>Waste Management and Pollution Control Act 1998</i>.
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Local Authority Submission (Attachment B38)

City of Darwin	Comments
(Attachment B38)	<ul style="list-style-type: none"> • Proposed development can support the Economic Development Strategy 2030 and Place and Liveability Plan 2050 by delivering community benefits, boosting tourism and economic activity, while adequately managing traffic, environmental and amenity impacts • Requested conditions relating to traffic impact assessment, stormwater management, dilapidation report, access arrangements, site construction management plan, works within the road reserve, landscaping, vehicular sightlines, works around easements, and signage.

Applicant's response to submissions (C1)

The applicant provided a written response to the comments and concerns raised within the submissions. This response was circulated on 5 January 2026 to all those who made a submission. This response acknowledged the concerns raised by public submitters, and provided clarity, and in some instances proposed management controls, around how the development would interact with local traffic, sewerage, safety concerns of the future site users, Crown lease, the NTPS2020, amenity impacts, property value impacts, public amenities, project financing, and ongoing park management.

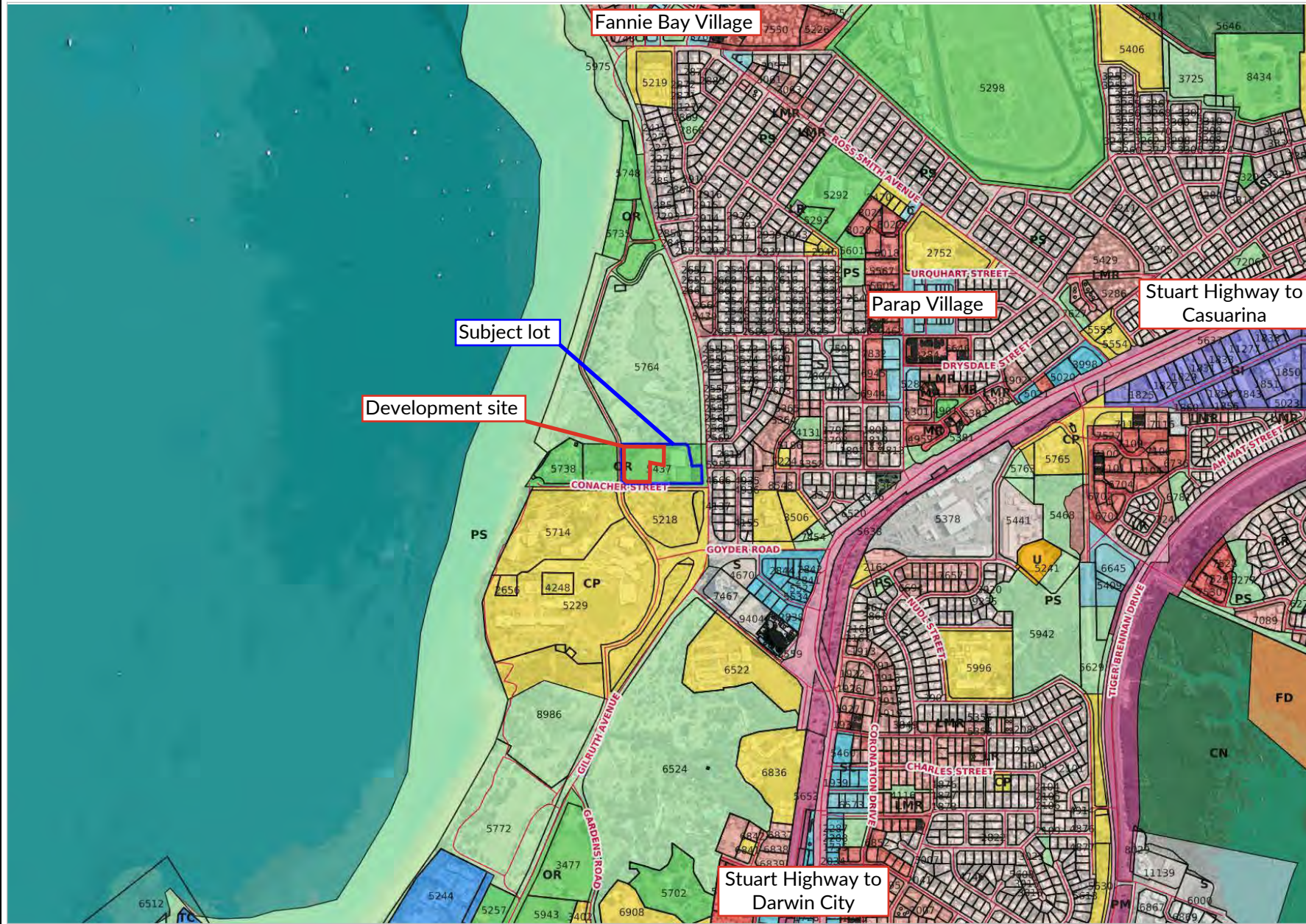
No responses were received from the public submitters.

7. RECOMMENDATION

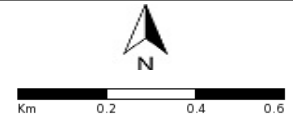
That under section 24 of the Act, the Planning Commission report to the Minister for Lands, Planning and Environment on the issues raised in submissions, issues raised at the hearing and any other matters it considers the Minister should take into account when considering the proposal.

NR MAPS


PA2025/0416



- ### 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

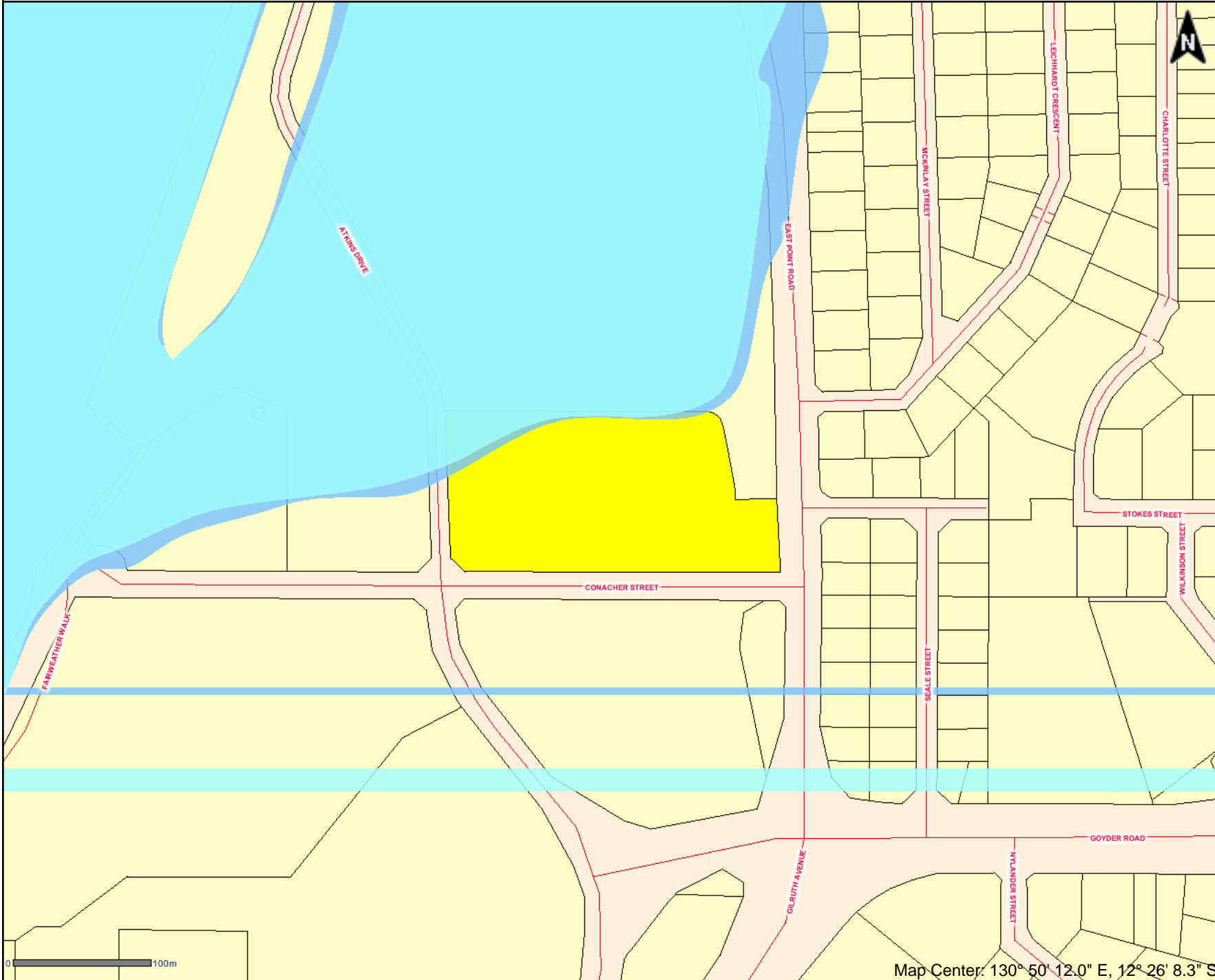


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 Geospatial Services Unit



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Department of Lands,
 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
Data for information purposes only
- accuracy not guaranteed
N.T. Land Information System
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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 caret (^) 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

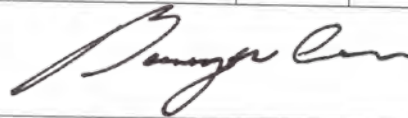
Phone

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.**

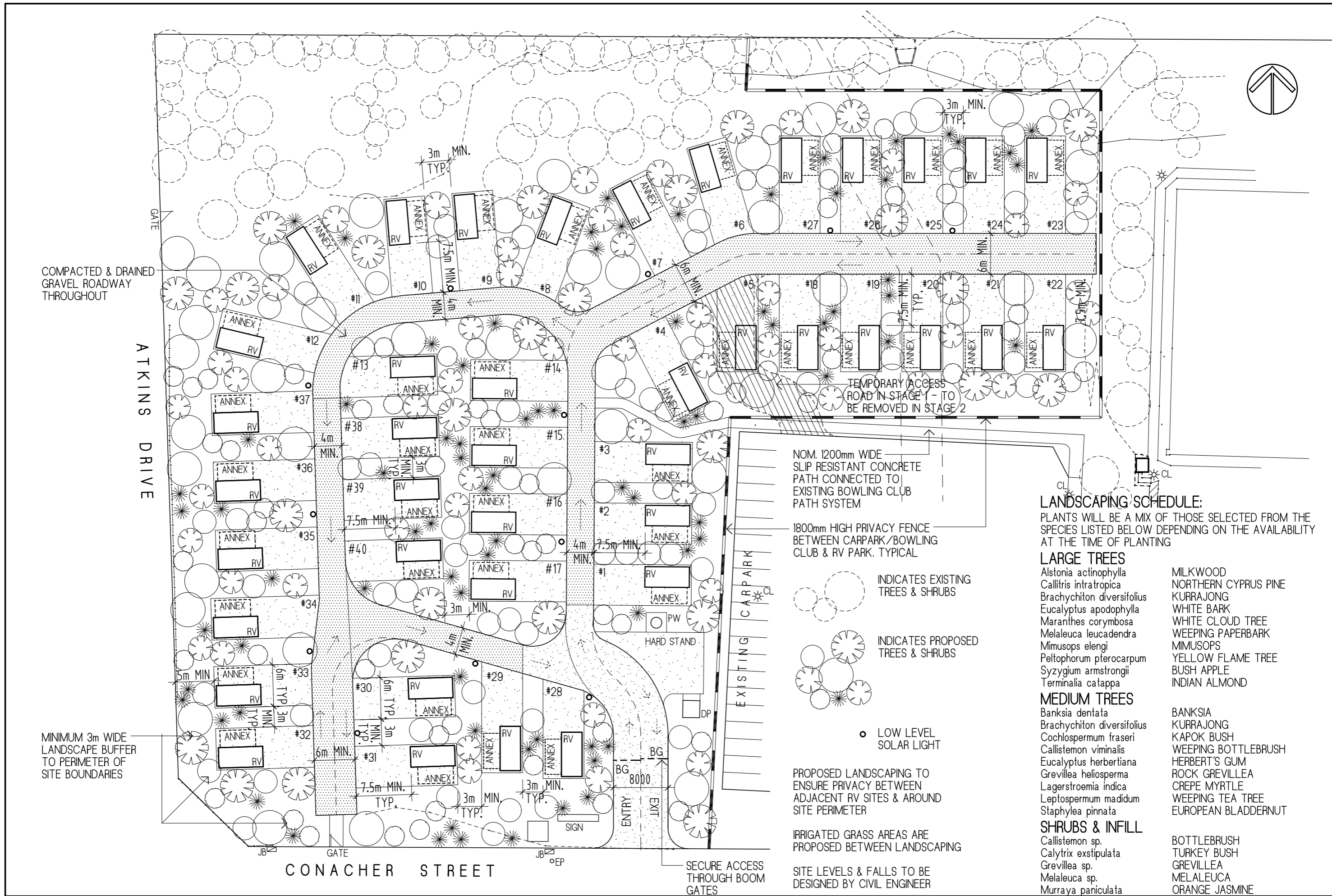
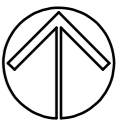
^Full name			
^Company name			
^Title <i>(e.g. director/authorised representative)</i>			
^Signature			
Phone		Email	
^Full name			
^Company name			
^Title <i>(e.g. director/authorised representative)</i>			
^Signature			
Phone		Email	

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.



- LANDSCAPING SCHEDULE:**
PLANTS WILL BE A MIX OF THOSE SELECTED FROM THE SPECIES LISTED BELOW DEPENDING ON THE AVAILABILITY AT THE TIME OF PLANTING
- LARGE TREES**
- | | |
|----------------------------|----------------------|
| Alstonia actinophylla | MILKWOOD |
| Callitris intratropica | NORTHERN CYPRUS PINE |
| Brachychiton diversifolius | KURRAJONG |
| Eucalyptus apodophylla | WHITE BARK |
| Maranthes corymbosa | WHITE CLOUD TREE |
| Melaleuca leucadendra | WEeping PAPERBARK |
| Mimusops elengi | MIMUSOPS |
| Peltophorum pterocarpum | YELLOW FLAME TREE |
| Syzygium armstrongii | BUSH APPLE |
| Terminalia catappa | INDIAN ALMOND |
- MEDIUM TREES**
- | | |
|----------------------------|---------------------|
| Banksia dentata | BANKSIA |
| Brachychiton diversifolius | KURRAJONG |
| Cochlospermum fraseri | KAPOK BUSH |
| Callistemon viminalis | WEeping BOTTLEBRUSH |
| Eucalyptus herbertiana | HERBERT'S GUM |
| Grevillea heliosperma | ROCK GREVILLEA |
| Lagerstroemia indica | CREPE MYRTLE |
| Leptospermum madidum | WEeping TEA TREE |
| Staphylea pinnata | EUROPEAN BLADDERNUT |
- SHRUBS & INFILL**
- | | |
|----------------------|----------------|
| Callistemon sp. | BOTTLEBRUSH |
| Calytrix exstipulata | TURKEY BUSH |
| Grevillea sp. | GREVILLEA |
| Melaleuca sp. | MELALEUCA |
| Murraya paniculata | ORANGE JASMINE |

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

PROPOSED LANDSCAPING TO ENSURE PRIVACY BETWEEN ADJACENT RV SITES & AROUND SITE PERIMETER

IRRIGATED GRASS AREAS ARE PROPOSED BETWEEN LANDSCAPING

SITE LEVELS & FALLS TO BE DESIGNED BY CIVIL ENGINEER

SECURE ACCESS THROUGH BOOM GATES

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

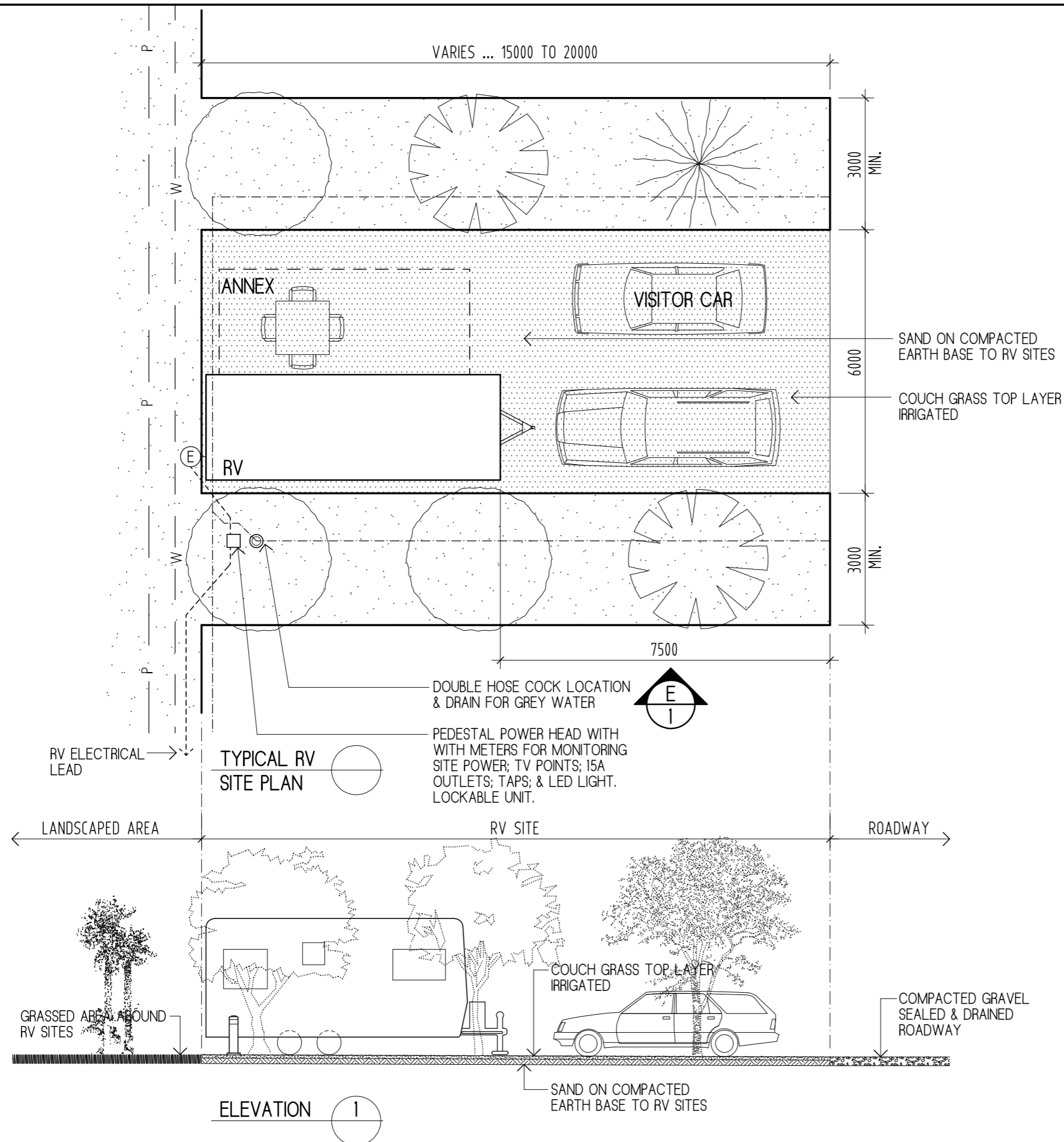
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JOB TITLE
**PROPOSED RV PARK CONCEPT
LOT 5437 (B) CONIGRAVE STREET, DARWIN
DARWIN BOWLS CLUB**

USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE
DRAWING TITLE
**RV PARK
STAGE 1 & 2 COMBINED**

ALL DIMENSIONS TO BE VERIFIED AND CHECKED ON JOB
DATE DEC '24 JOB No. DL24/531
DRAWN PM DRAWING No. A02
CHECKED
SCALE 1: 500 (A3) ISSUE No. EDP-RI

1.	LAYOUT AMENDED; REVISION 1 ISSUE	PM	3.11.25
No.	AMENDMENT	DRN	DATE

PLOT DATE: 2/11/2025 PLOT TIME: 2:41 PM PATH NAME: C:\Users\jerrin\OneDrive\OneDrive\Drawings\23\Drawings\04\31\STAGES\01\BASE.rvt



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	

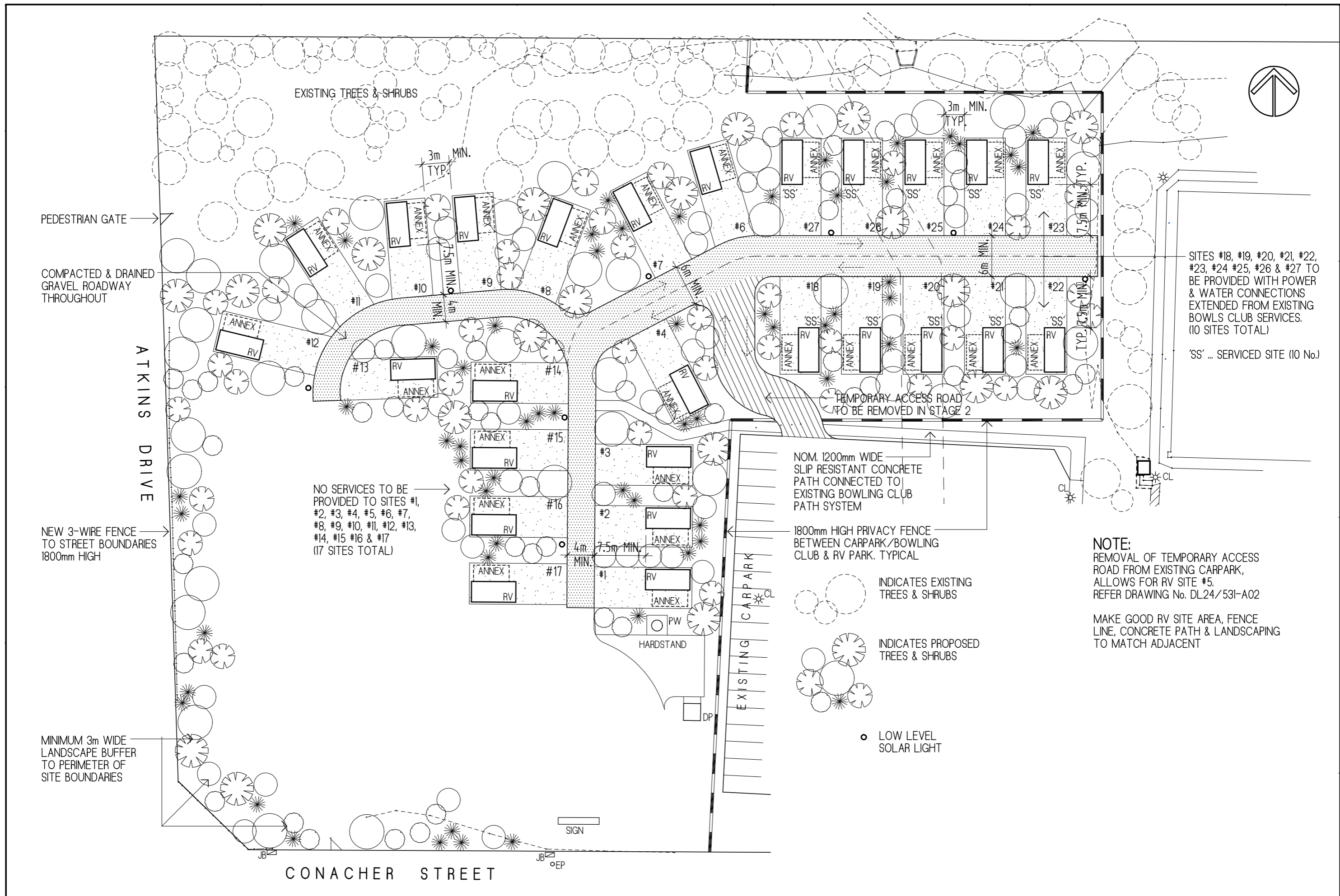
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PROPOSED RV PARK CONCEPT
LOT 5437 (8) CONIGRAVE STREET, DARWIN
DARWIN BOWLS CLUB

USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE
TYPICAL RV SITE

<small>ALL DIMENSIONS TO BE VERIFIED AND CHECKED ON JOB</small>	
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 PLOT NAME: C:\Users\parrm\OneDrive\Work\23 Drawings\03\311\STAGES\03\BASE.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)

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

- INDICATES EXISTING TREES & SHRUBS
- INDICATES PROPOSED TREES & SHRUBS
- LOW LEVEL SOLAR LIGHT

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

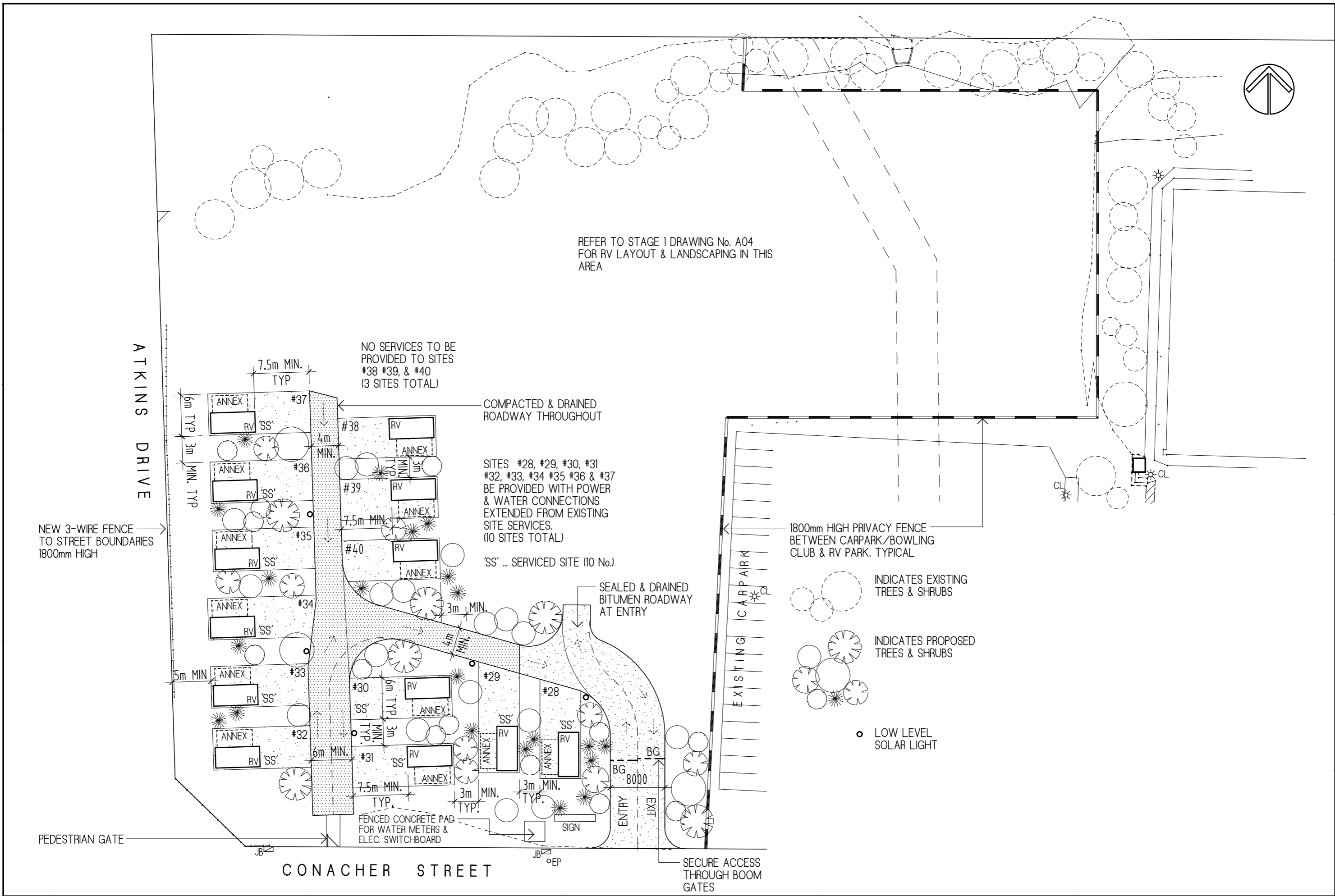
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**PROPOSED RV PARK CONCEPT
LOT 5437 (8) CONIGRAVE STREET, DARWIN
DARWIN BOWLS CLUB**

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



REFER TO STAGE 1 DRAWING No. A04 FOR RV LAYOUT & LANDSCAPING IN THIS AREA

NO SERVICES TO BE PROVIDED TO SITES #38 #39 & #40 (3 SITES TOTAL)

COMPACTED & DRAINED ROADWAY THROUGHOUT

SITES #28, #29, #30, #31, #32, #33, #34, #35, #36 & #37 BE PROVIDED WITH POWER & WATER CONNECTIONS EXTENDED FROM EXISTING SITE SERVICES. (10 SITES TOTAL)

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

SEALED & DRAINED BITUMEN ROADWAY AT ENTRY

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

INDICATES EXISTING TREES & SHRUBS

INDICATES PROPOSED TREES & SHRUBS

LOW LEVEL SOLAR LIGHT

NEW 3-WIRE FENCE TO STREET BOUNDARIES 1800mm HIGH

PEDESTRIAN GATE

SECURE ACCESS THROUGH BOOM GATES

1.	REVISION 1 ISSUE	PM	3.11.25
No.	AMENDMENT	DRN	DATE
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PROPOSED RV PARK CONCEPT
LOT 5437 (B) CONIGRAVE STREET, DARWIN
DARWIN BOWLS CLUB

USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE
 ALL DIMENSIONS TO BE VERIFIED AND CHECKED ON JOB
 DRAWING TITLE
STAGE 2
SITE LAYOUT

DATE	NOV '25	JOB No.	DL24/531
DRAWN	PM	DRAWING No.	A05
CHECKED		ISSUE No.	EDP-RI
SCALE	1 : 500 (A3)		

PLOT DATE: 2/11/2025 PLOT TIME: 2:41 PM PATH NAME: C:\Users\jgamm\OneDrive\OneDrive\23 Drawings\DL24\531\STAGES\DLA531.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
8 Atkins Drive, Fannie Bay, NT 0820
ABN: 25 985 116 905
Phone: 8981 6749
gm@dtbc.com.au
angelino.zidda@dtbc.com.au
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

gm@dtbc.com.au

angelino.zidda@dtbc.com.au

gerard.kelly@dtbc.com.au

Phone: 8981 6749

To: Development Consent Authority

Via: NT Planning Notices portal (insert exact link or application number here)

Application No: **PA2025/0416**

Location:

Proposal: Caravan/RV Park

I strongly object to the above application for the following material planning reasons:

1. I am 78 years old and my husband is 87 years old and we have lived in our home in Fannie Bay for over 50 years. We brought up our 7 children up in our home and now have 20 grandchildren and 7 great grandchildren some of who also use and live in the area. I am extremely distressed about the proposed development and the impact it will have on my lifestyle and area.
2. My home is across the road from the proposed development – I am afraid for my safety and the safety of my grandchildren and great grandchildren who walk around and go to school in the area.
3. There are already traffic issues on our road and this development will add to this problem.
4. I am also concerned about the noise and waste management of the caravan/RV park.

For the reasons above, I respectfully request that the Development Consent Authority refuse consent.

Name: Peter Frazis

Address: 4 East Point Road

Suburb: Fannie Bay

Date: 7 December 2025

To: Development Consent Authority

Via: NT Planning Notices portal (insert exact link or application number here)

Application No: **PA2025/0416**

Location:

Proposal: Caravan/RV Park

I am writing to formally object to the proposed Caravan/RV Park at Lot 5437 Fannie Bay. I have limited English skills so I have received assistance from my children to draft and submit this. This proposal is fundamentally incompatible with the current zoning for the land and will have significant negative impacts on the local community. I strongly object to the above application for the following material planning reasons:

1. The proposal is fundamentally incompatible with the current zoning for the land.
2. When the Darwin City Council recently proposed a similar Caravan/RV Park at Bundilla beach nearby, there was huge public outcry from the community / local residents and the idea was shut down as a result. The relevant minister and DCA should be very aware that a similar caravan/RV park in a very similar area is going to raise the same issues – these issues were carefully considered with the outcome being that a caravan/RV park was found not to be suitable for that area.
3. As rate payers, we have invested a huge amount in the Bundilla beach upgrades - it would be an extreme disappointment to see this area negatively affected by having a caravan/RV park nearby.
4. This development will change the demographic profile of the area from a safe residential suburb into a commercial unsafe area, prioritising businesses that are already in prime locations and well supported.
5. The site lies within close proximity to Darwin Middle and High Schools and is on a recognised school walking route. Introducing a large transient population with limited on-site management raises genuine and reasonable child-safety and child-protection concerns.
6. The proposed use will generate significant additional traffic, noise, light spill and waste/sewage issues in an area currently enjoyed for its peace and quiet, to the detriment of the existing residential neighbourhood.
7. The infrastructure in the area cannot support the increase - we already have traffic congestion and storm water issues, not to mention the huge safety issue that will arise as a result of transient residents near schools, playground and walkways.
8. Independent studies and local evidence (including the well-documented issues at the Capricornia Motel facility on East Point Road) demonstrate that caravan/RV parks/cheap accommodation facilities in or adjacent to established residential areas significantly reduces nearby property values.
9. The development will cause unacceptable loss of visual and residential amenity for nearby dwellings and for users of the adjacent coastal reserve, Bundilla Beach and the popular coastal walking and cycling path.
10. It is concerning that the Committee of Darwin Bowls Club did not consult with local residents before submitting this application. We are very concerned that the right stakeholders have not been consulted, and consultation seems to be entirely focused on surrounding commercial businesses set to reap significant

- benefits and very little downside, unlike local residents (including residents that have lived in the area for 50+ years) who will suffer significant downsides.
11. Approval would set an undesirable precedent for the further commercialisation and intensification of the remaining vacant coastal land in Fannie Bay, contrary to long-standing community expectations and previous planning decisions in the area.
 12. This could also adversely affect the hotels in the Darwin city which rely on tourist numbers. There are other suitable sites for caravan/RV park development in established tourist/commercial zones where infrastructure already exists, there is no adverse impact on residential areas, and there are no hotels that will be negatively affected.

For the reasons above, I respectfully request that the Development Consent Authority refuse consent.

Name: Gerry Georgiadis
Address: 58 Gregory Street
Suburb: Parap
Date: 7 December 2025

To: Development Consent Authority

Via: NT Planning Notices portal (insert exact link or application number here)

Application No: **PA2025/0416**

Location:

Proposal: Caravan/RV Park

I am writing to formally object to the proposed Caravan/RV Park at Lot 5437 Fannie Bay. This proposal is fundamentally incompatible with the current zoning for the land and will have significant negative impacts on the local community. I strongly object to the above application for the following material planning reasons:

1. The proposal is fundamentally incompatible with the current zoning for the land.
2. When the Darwin City Council recently proposed a similar Caravan/RV Park at Bundilla beach nearby, there was huge public outcry from the community / local residents and the idea was shut down as a result. The relevant minister and DCA should be very aware that a similar caravan/RV park in a very similar area is going to raise the same issues – these issues were carefully considered with the outcome being that a caravan/RV park was found not to be suitable for that area.
3. As rate payers, we have invested a huge amount in the Bundilla beach upgrades - it would be an extreme disappointment to see this area negatively affected by having a caravan/RV park nearby.
4. This development will change the demographic profile of the area from a safe residential suburb into a commercial unsafe area, prioritising businesses that are already in prime locations and well supported.
5. The site lies within close proximity to Darwin Middle and High Schools and is on a recognised school walking route. Introducing a large transient population with limited on-site management raises genuine and reasonable child-safety and child-protection concerns.
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11. Approval would set an undesirable precedent for the further commercialisation and intensification of the remaining vacant coastal land in Fannie Bay, contrary to long-standing community expectations and previous planning decisions in the area.
12. This could also adversely affect the hotels in the Darwin city which rely on tourist numbers. There are other suitable sites for caravan/RV park development in established tourist/commercial zones where infrastructure already exists, there is no adverse impact on residential areas, and there are no hotels that will be negatively affected.

For the reasons above, I respectfully request that the Development Consent Authority refuse consent.

Name: Aphrodite Georgiadis
Address: 58 Gregory Street
Suburb: Parap
Date: 7 December 2025

To: Development Consent Authority

Via: NT Planning Notices portal (insert exact link or application number here)

Application No: **PA2025/0416**

Location: Lot 5437 Fannie Bay

Proposal: Caravan/RV Park

I am writing to formally object to the proposed Caravan/RV Park at Lot 5437 Fannie Bay. This proposal is fundamentally incompatible with the current zoning for the land and will have significant negative impacts on the local community. I strongly object to the above application for the following material planning reasons:

1. The proposal is fundamentally incompatible with the current zoning for the land.
2. When the Darwin City Council recently proposed a similar Caravan/RV Park at Bundilla beach nearby, there was huge public outcry from the community / local residents and the idea was shut down as a result. The relevant minister and DCA should be very aware that a similar caravan/RV park in a very similar area is going to raise the same issues – these issues were carefully considered with the outcome being that a caravan/RV park was found not to be suitable for that area.
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6. The proposed use will generate significant additional traffic, noise, light spill and waste/sewage issues in an area currently enjoyed for its peace and quiet, to the detriment of the existing residential neighbourhood.
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9. The development will cause unacceptable loss of visual and residential amenity for nearby dwellings and for users of the adjacent coastal reserve, Bundilla Beach and the popular coastal walking and cycling path.
10. It is concerning that the Committee of Darwin Bowls Club did not consult with local residents before submitting this application. Additionally, the Local Member for Fannie Bay has provided an unconditional letter of support for the proposal. This lack of consultation raises serious concerns for residents about transparency and consideration of community interests. We are very concerned that the right stakeholders have not been consulted, and

consultation seems to be entirely focused on surrounding commercial businesses set to reap significant benefits and very little downside, unlike local residents (including residents that have lived in the area for 50+ years) who will suffer significant downsides.

11. Approval would set an undesirable precedent for the further commercialisation and intensification of the remaining vacant coastal land in Fannie Bay, contrary to long-standing community expectations and previous planning decisions in the area.
12. This could also adversely affect the hotels in the Darwin city which rely on tourist numbers. There are other suitable sites for caravan/RV park development in established tourist/commercial zones where infrastructure already exists, there is no adverse impact on residential areas, and there are no hotels that will be negatively affected.
13. I walk with my baby and dog along the Bundilla beach walking path near the proposed development and I would feel very uncomfortable if there was a caravan/RV park in this location.
14. Our cousins walk home from Darwin middle and high school along this walking route past the proposed development and I would be worried for their safety if this proposal went ahead.
15. Our grandmother lives across the road on East Point Road and the feel and look of her part of the road would be significantly impacted as well as an increase in traffic.

For the reasons above, I respectfully request that the Development Consent Authority refuse consent.

Name: Luxmy Georgiadis
Address: 13 Knight street Fannie Bay
Suburb: Fannie Bay
Date: 7 December 2025

To: Development Consent Authority

Via: NT Planning Notices portal (insert exact link or application number here)

Application No: **PA2025/0416**

Location: Lot 5437 Fannie Bay

Proposal: Caravan/RV Park

I am writing to formally object to the proposed Caravan/RV Park at Lot 5437 Fannie Bay. This proposal is fundamentally incompatible with the current zoning for the land and will have significant negative impacts on the local community. I strongly object to the above application for the following material planning reasons:

1. The proposal is fundamentally incompatible with the current zoning for the land.
2. When the Darwin City Council recently proposed a similar Caravan/RV Park at Bundilla beach nearby, there was huge public outcry from the community / local residents and the idea was shut down as a result. The relevant minister and DCA should be very aware that a similar caravan/RV park in a very similar area is going to raise the same issues – these issues were carefully considered with the outcome being that a caravan/RV park was found not to be suitable for that area.
3. As rate payers, we have invested a huge amount in the Bundilla beach upgrades - it would be an extreme disappointment to see this area negatively affected by having a caravan/RV park nearby.
4. This development will change the demographic profile of the area from a safe residential suburb into a commercial unsafe area, prioritising businesses that are already in prime locations and well supported.
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consultation seems to be entirely focused on surrounding commercial businesses set to reap significant benefits and very little downside, unlike local residents (including residents that have lived in the area for 50+ years) who will suffer significant downsides.

11. Approval would set an undesirable precedent for the further commercialisation and intensification of the remaining vacant coastal land in Fannie Bay, contrary to long-standing community expectations and previous planning decisions in the area.
12. This could also adversely affect the hotels in the Darwin city which rely on tourist numbers. There are other suitable sites for caravan/RV park development in established tourist/commercial zones where infrastructure already exists, there is no adverse impact on residential areas, and there are no hotels that will be negatively affected.
13. My wife, son and dog walk along the Bundilla beach walking path near the proposed development and I would feel very uncomfortable if there was a caravan/RV park in this location.
14. Our cousins walk home from Darwin middle and high school along this walking route past the proposed development and I would be worried for their safety if this proposal went ahead.
15. Our grandmother lives across the road on East Point Road and the feel and look of her part of the road would be significantly impacted as well as an increase in traffic.

For the reasons above, I respectfully request that the Development Consent Authority refuse consent.

Name: Nick Georgiadis
Address: 13 Knight street Fannie Bay
Suburb: Fannie Bay
Date: 7 December 2025

To: Development Consent Authority

Via: NT Planning Notices portal (insert exact link or application number here)

Application No: **PA2025/0416**

Location:

Proposal: Caravan/RV Park

I am writing to formally object to the proposed Caravan/RV Park at Lot 5437 Fannie Bay. This proposal is fundamentally incompatible with the current zoning for the land and will have significant negative impacts on the local community. I strongly object to the above application for the following material planning reasons:

1. The proposal is fundamentally incompatible with the current zoning for the land.
2. When the Darwin City Council recently proposed a similar Caravan/RV Park at Bundilla beach nearby, there was huge public outcry from the community / local residents and the idea was shut down as a result. The relevant minister and DCA should be very aware that a similar caravan/RV park in a very similar area is going to raise the same issues – these issues were carefully considered with the outcome being that a caravan/RV park was found not to be suitable for that area.
3. As rate payers, we have invested a huge amount in the Bundilla beach upgrades - it would be an extreme disappointment to see this area negatively affected by having a caravan/RV park nearby.
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11. Approval would set an undesirable precedent for the further commercialisation and intensification of the remaining vacant coastal land in Fannie Bay, contrary to long-standing community expectations and previous planning decisions in the area.
12. This could also adversely affect the hotels in the Darwin city which rely on tourist numbers. There are other suitable sites for caravan/RV park development in established tourist/commercial zones where infrastructure already exists, there is no adverse impact on residential areas, and there are no hotels that will be negatively affected.
13. My children walk home from Darwin middle and high school along this walking route past the proposed development and I would be worried for their safety if this proposal went ahead.

For the reasons above, I respectfully request that the Development Consent Authority refuse consent.

Name: Vicki Skopellos
Address: 60 Gregory Street
Suburb: Parap
Date: 7 December 2025

To: Development Consent Authority

Via: NT Planning Notices portal (insert exact link or application number here)

Application No: **PA2025/0416**

Location:

Proposal: Caravan/RV Park

I am writing to formally object to the proposed Caravan/RV Park at Lot 5437 Fannie Bay. This proposal is fundamentally incompatible with the current zoning for the land and will have significant negative impacts on the local community. I strongly object to the above application for the following material planning reasons:

1. The proposal is fundamentally incompatible with the current zoning for the land.
2. When the Darwin City Council recently proposed a similar Caravan/RV Park at Bundilla beach nearby, there was huge public outcry from the community / local residents and the idea was shut down as a result. The relevant minister and DCA should be very aware that a similar caravan/RV park in a very similar area is going to raise the same issues – these issues were carefully considered with the outcome being that a caravan/RV park was found not to be suitable for that area.
3. As rate payers, we have invested a huge amount in the Bundilla beach upgrades - it would be an extreme disappointment to see this area negatively affected by having a caravan/RV park nearby.
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10. It is concerning that the Committee of Darwin Bowls Club did not consult with local residents before submitting this application. We are very concerned that the right stakeholders have not been consulted, and consultation seems to be entirely focused on surrounding commercial businesses set to reap significant benefits and very little downside, unlike local residents (including residents that have lived in the area for 50+ years) who will suffer significant downsides.

11. Approval would set an undesirable precedent for the further commercialisation and intensification of the remaining vacant coastal land in Fannie Bay, contrary to long-standing community expectations and previous planning decisions in the area.
12. This could also adversely affect the hotels in the Darwin city which rely on tourist numbers. There are other suitable sites for caravan/RV park development in established tourist/commercial zones where infrastructure already exists, there is no adverse impact on residential areas, and there are no hotels that will be negatively affected.
13. My children walk home from Darwin middle and high school along this walking route past the proposed development and I would be worried for their safety if this proposal went ahead.

For the reasons above, I respectfully request that the Development Consent Authority refuse consent.

Name: Nick Skopellos
Address: 26 Goyder Road
Suburb: Fannie Bay
Date: 7 December 2025

Darwin Bowls Club RV Park – PA2025/0416 (Exceptional Development)

TO: Department of Lands, Planning and Environmental Development Assessment Services

I am a permanent resident of Fannie Bay and regularly walk along the public street fronts of the proposed development site. My walks often continue along the foreshore past the Trailer Boat Club, so I am very familiar with the area and its community character.

Having read the development submission report, I concur with its assessment of the matters affecting local residents. We are fortunate to have strong local clubs and sporting facilities, and I believe the proposed RV park will complement these assets by adding vibrancy, expanding accommodation choices for visitors, and providing valuable support to the clubs.

I also believe that the proposed use and potential impacts are consistent with the objectives of the Town Plan.

I therefore fully support the proposal and consider it a positive and welcome development for this site.

Sean Davis

Giles Street, Fannie Bay

0419 828 488

To: Development Consent Authority

Via: NT Planning Notices portal (insert exact link or application number here)

Application No: **PA2025/0416**

Location:

Proposal: Caravan/RV Park

I strongly object to the above application for the following material planning reasons:

1. I am 78 years old and my husband is 87 years old and we have lived in our home in Fannie Bay for over 50 years. We brought up our 7 children up in our home and now have 20 grandchildren and 7 great grandchildren some of who also use and live in the area. I am extremely distressed about the proposed development and the impact it will have on my lifestyle and area.
2. My home is across the road from the proposed development – I am afraid for my safety and the safety of my grandchildren and great grandchildren who walk around and go to school in the area.
3. There are already traffic issues on our road and this development will add to this problem.
4. I am also concerned about the noise and waste management of the caravan/RV park.

For the reasons above, I respectfully request that the Development Consent Authority refuse consent.

Name: Maria Frazis

Address: 4 East Point Road

Suburb: Fannie Bay

Date: 7 December 2025

As a resident of Seale Street, Fannie Bay, I am concerned for the amount of traffic that this proposed development may cause to our street. We already have a high volume of traffic coming from Conacher Street as vehicles are unable to turn right on to East Point Road. Please see attached for traffic road changes that aim to reduce the traffic this development may cause to Seale Street/ Leichhardt Cres and push traffic to the right direction.

While I don't oppose the RV park per se, my conditions are that the capacity is reduced to 20 RVs / caravans and that the maximum term a RV / caravan can stay, is 1 month.

I assume proper toilets/dumping waste facilities and electricity will be supplied at location before the park is commissioned.

I'm not sure how the Commodore of the Darwin Sailing club, The Commodore of the Darwin Trailer boat club or Saltwater café know that this development is not going to cause adverse effects to residents as the managers are not residents of the fanny bay community.

Regards,

A handwritten signature in blue ink, appearing to be 'Ben Sutton', written in a cursive style.

Ben Sutton

Turn the intersection around 180' @ Atkins dr and Conacher st .
Then sign post the intersection. City > &
Nightcliff <

leave 2x direction

make two direction
from Bowls club to
Atkins dr

Make it a one way rd
from east point rd to
bowls club



Greg Smith
16 Seale St
Fannie Bay NT 0820
Mobile: 0417707603

RE: Exceptional Development Application PA2025/0416

We do not have concerns with the RV park itself; however, we are concerned about traffic exiting via Conacher Street onto East Point Road. Currently, there are traffic challenges on Conacher Street, particularly as vehicles turning left onto East Point Road are then trying to head back towards the city and utilizing Seale Street for U-turns or travel along it to re-enter the main road. This has led to multiple hazardous incidents involving risky manoeuvres in this area.

The addition of RVs leaving Conacher Street is likely to exacerbate this issue, increasing both the volume of large vehicles using Seale Street and the frequency of U-turns on East Point Road. Past documentation supports these safety concerns and further increases in traffic would likely worsen them. Notably, Seale Street is a narrow residential street that is not designed to accommodate RVs as a thoroughfare.

It is recommended that the Conacher Street exit be addressed by blocking access from Conacher onto East Point Road and directing traffic toward Atkins Drive.

Regards,

A handwritten signature in black ink, appearing to read 'G. Smith', written in a cursive style.

Greg Smith

9 December 2025

Carlo Randazzo
13 Seale St
Fannie Bay NT 0820

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

Dear Sir / Madam,

Objection to PA2025/0416 – Application for Exceptional Development Permit

Lot 05437 Town of Darwin (8 Conacher Street, Fannie Bay)

I wish to submit an objection in the strongest possible terms to PA2025/0416, being an application by the Darwin Bowls and Social Club to the Minister for Lands, Planning and Environment seeking an Exceptional Development Permit for *Caravan Park (recreational vehicle park) in 3 stages*. I own and reside at 13 Seale Street, Fannie Bay, a short distance from the proposed caravan park at lot 05437 Town of Darwin (8 Conacher Street, Fannie Bay).

I object to the proposed development on the basis of the following:

1. *The impact on amenity and the capacity of the surrounding road network to accommodate the anticipated increase in RV vehicles;*

The proposed development will result in a significant increase to large vehicle movements within an inherently residential, community purpose and organised recreation locality. The application does not quantify the number or nature of additional vehicle movements, and includes no analysis regarding the capacity of the existing road network and associated infrastructure to accommodate RV vehicles at the frequency anticipated. The intersection of Conacher Street and East Point Road is limited to left-in, left-out movements only, meaning a significant proportion of vehicle movements generated from the proposed use will be via Goyder Road and Atkins Drive (potentially conflicting with school traffic) and Atkins Drive to the north, conflicting with the low-speed road network and public open space. Detailed assessment of the vehicle movements associated with a proposed development and the capacity of the road

network to accommodate should be minimum application requirements for a proposal of this nature.

In addition to concerns regarding the capacity of the road network to accommodate the proposed development, the addition of large vehicles often driven by those unfamiliar with the local road network is likely to adversely impact residential and public amenity within surrounding areas. Amenity impacts include concern regarding pedestrian safety as a result of RV vehicles, increased vehicle movement and noise (including from reversing indicators fitted to large vehicles), and greater potential for and impact from informal / illegal parking. We have also found that vehicles that have to turn left on to East Point Rd from Conacher St, often then turn on to Seals St to then make their way back to Goyder Rd or East Point Rd. Seale St is not designed to take high volumes of traffic, in particular large vehicle traffic (we note that the street is signed with “Local Traffic Only” on Goyder Rd).

2. *The departure of the proposed use from the intended land use / development outcomes under the existing OR (Organised Recreation) zone under the Northern Territory Planning Scheme, and the intended future land use and development outcomes under the Strategic Framework, specifically the Darwin Inner Suburbs Area Plan.*

Irrespective of the applicant’s attempt to differentiate the proposed use as an *RV Park*, the proposal is consistent with the definition of *caravan park* per **Schedule 2.1** of the Northern Territory Planning Scheme. The subject land is Zoned OR (Organised Recreation), the purpose for which is to:

“Provide for the development of community and commercial facilities for organised recreation activities”

Whilst associated with the Darwin Bowls and Social Club, the proposed caravan park is a substantial land use in its own right, is clearly at odds with “...*the development of community and commercial facilities for organised recreation activities,*” and ultimately reduces the availability of suitably located land available for development under Zone OR.

The Darwin Inner Suburbs Area Plan provides a framework to guide progressive growth and development within the inner suburbs, and also identifies the subject land for *organised recreation*. The Planning Principles in **Section 3.4** of the Area Plan seek to ensure:

- *Retention and enhancement of land currently used for organised recreation activities;*

- *New active and passive recreation uses;*
- *No net loss of organised recreation land, unless an existing Specific Use Zone allows for change of use on a specific site;*
- *Redevelopment of facilities associated with the water sport clubs, the Darwin Bowls Club and the Sky City Casino only:*
 - *within the boundaries of those specific sites;*
 - *in a manner consistent with the relevant provisions of the NT Planning Scheme.*
- *Development of new recreation facilities on underutilised land within existing organised recreation areas.*

The proposed development is clearly at odds with these objectives and acceptable responses:

- No new active or passive recreation uses are proposed ('accommodation' and caravan parks are not a form of active or passive recreation, evident by the fact that Zone OR does not anticipate any form of accommodation as a primary use);
- The proposed development will result in a net loss of organised recreation land;
- The land is not subject to an existing specific use zone;
- The proposed development is not consistent with the relevant provisions of the Planning Scheme; and
- The proposal relates to underutilised land however does not comprise the development of new recreation facilities.

The subject land is one of the rare vacant portions of land in Zone OR within the broader Fannie Bay locality (together with the Zone OR portion of lot 5764 on the opposite side of Atkins Drive). The development and use of this vacant area of OR Zoned land will provide a non-recreational land use to benefit an extremely limited cohort of (generally) visitors, and prevent the use and development of suitably zoned land for organised recreational activities.

Evident in this submission, the proposed caravan park is clearly at odds with both the Northern Territory Planning Scheme and the Darwin Inner Suburbs Area Plan. The proposal is opportunistic and the benefits are generally limited to the Darwin Bowls and Social Club, and a small cohort of the general population (generally visitors), at the expense of available organised recreation land to benefit the wider community, and is likely to adversely impact amenity for surrounding residents and the general public.

Approval of the proposed development has the potential to undermine the Northern Territory's planning system, and the proposal should be refused.

I hereby confirm I wish to appear before the relevant hearing of the Northern Territory Planning Commission in support of this submission, either personally or via my representative.

Please contact me with any queries.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'C. Randazzo', written in a cursive style.

Carlo Randazzo
GPO Box 551
Darwin NT 0801

11 December 2025

Lucio Maddalozzo
17 Leichhardt Street
Fannie Bay NT 0820
lucio.maddalozzo@stantec.com
0428 976 888

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

Dear Sir / Madam,

Objection to PA2025/0416 – Application for Exceptional Development Permit Lot 05437 Town of Darwin (8 Conacher Street, Fannie Bay)

I wish to submit a formal objection to application PA2025/0416, submitted by the Darwin Bowls and Social Club to the Minister for Lands, Planning and Environment. This application seeks an Exceptional Development Permit for a Caravan Park (recreational vehicle park) to be developed in three stages. I live at 17 Leichhardt Crescent, Fannie Bay, which is near the proposed site at Lot 05437 Town of Darwin (8 Conacher Street, Fannie Bay). A straight-line distance of 325 meters.

I object to the proposed development for the following reasons:

1. Impact on Amenity and Road Network Capacity:

The proposed development will significantly increase the movement of large vehicles within an area primarily designated for residential, community, and organized recreational use. The application fails to quantify the number or nature of additional vehicle movements anticipated and does not provide an analysis of the current road network's capacity to accommodate the influx of caravan vehicles. The intersection of Conacher Street and East Point Road allows only left-in, left-out movements, which means a considerable portion of the traffic generated from the proposed park will be directed via Goyder Road and Atkins Drive. This could potentially conflict with school traffic, as well as disrupt the low-speed road network and the nearby public open space. A detailed assessment of the projected vehicle movements related to this development and the existing infrastructure's capacity of the road network to accommodate should be minimum application requirements for a proposal of this nature.

In addition to concerns regarding the capacity of the road network to accommodate the proposed development, the addition of large vehicles often driven by those unfamiliar with the local road network is likely to adversely impact residential and public amenity within surrounding areas. Amenity impacts include concern regarding pedestrian safety because of caravans and the towing vehicles, increased vehicle movement and noise (including from reversing indicators fitted to large vehicles), and greater potential for and impact from informal / illegal parking. We have also found that vehicles that have to turn left on to East Point Rd from Conacher St, often then turn on to Seals St to then make their way back to Goyder Rd or East Point Rd. Seale St is not designed to take high volumes of traffic, in particular large vehicle traffic (we note that the street is signed with "Local Traffic Only" on Goyder Rd).

2. The departure of the proposed use from the intended land use / development outcomes under the existing OR (Organised Recreation) zone under the Northern Territory Planning Scheme, and the intended future land use and development outcomes under the Strategic Framework, specifically the Darwin Inner Suburbs Area Plan.

Irrespective of the applicant's attempt to differentiate the proposed use as a caravan park, the proposal is consistent with the definition of caravan park per **Schedule 2.1** of the Northern Territory Planning Scheme. The subject land is Zoned OR (Organised Recreation), the purpose for which is to:

"Provide for the development of community and commercial facilities for organised recreation activities".

Whilst associated with the Darwin Bowls and Social Club, the proposed caravan park is a substantial land use in its own right, is clearly at odds with "...the development of community and commercial facilities for organised recreation activities," and ultimately reduces the availability of suitably located land available for development under Zone OR.

The Darwin Inner Suburbs Area Plan provides a framework to guide progressive growth and development within the inner suburbs, and identifies the subject land for organised recreation. The Planning Principles in **Section 3.4** of the Area Plan seek to ensure:

- *Retention and enhancement of land currently used for organised recreation activities.*
- *New active and passive recreation uses.*
- *No net loss of organised recreation land, unless an existing Specific Use Zone allows for change of use on a specific site.*
- *Redevelopment of facilities associated with the water sport clubs, the Darwin Bowls Club, and the Sky City Casino only:*
 - *within the boundaries of those specific sites.*
 - *in a manner consistent with the relevant provisions of the NT Planning Scheme.*
- *Development of new recreation facilities on underutilised land within existing organised recreation areas.*

The proposed development is clearly at odds with these objectives and acceptable responses:

- No new active or passive recreation uses are proposed ('accommodation' and caravan parks are not a form of active or passive recreation, evident by the fact that Zone OR does not anticipate any form of accommodation as a primary use).
- The proposed development will result in a net loss of organised recreation land.
- The land is not subject to an existing specific use zone.
- The proposed development is not consistent with the relevant provisions of the Planning Scheme; and
- The proposal relates to underutilised land however does not comprise the development of new recreation facilities.

The subject land is one of the rare vacant portions of land in Zone OR within the broader Fannie Bay locality (together with the Zone OR portion of lot 5764 on the opposite side of Atkins Drive). The development and use of this vacant area of OR Zoned land will provide a non-recreational land use to benefit an extremely limited cohort of (generally) visitors and prevent the use and development of suitably zoned land for organised recreational activities.

Evident in this submission, the proposed caravan park is clearly at odds with both the Northern Territory Planning Scheme and the Darwin Inner Suburbs Area Plan. The proposal is opportunistic and the benefits are generally limited to the Darwin Bowls and Social Club, and a small cohort of the general population (generally visitors), at the expense of available organised recreation land to benefit the wider community, and is likely to adversely impact amenity for surrounding residents and the general public.

Approval of the proposed development has the potential to undermine the Northern Territory's planning system, and the proposal should be refused.

I hereby confirm I wish to appear before the relevant hearing of the Northern Territory Planning Commission in support of this submission, either personally or via my representative.

Please contact me with any queries.

Yours faithfully,



Lucio MADDALOZZO

PO Box 25
PARAP NT 0804

Objection to Proposed RV Park Darwin Bowls Club, Fannie Bay.

From Melissa Buntine <melissa_cass5@hotmail.com>

Date Sun 14/12/2025 2:28 PM

To Melissa Buntine <melissa_cass5@hotmail.com>

I am writing to express my concerns about the proposed RV Park development at Darwin Bowls Club (**PA2025/0416 - Exceptional Development**), as a homeowner very close to this proposal. Some of the key concerns are as follows:

Social and Local Amenities

The proposal argues that the development will improve social and community issues, particularly by reducing illegal camping, antisocial behaviour, and itinerants. However, it is highlighted that these problems in Darwin are closely linked to factors such as homelessness, substance abuse, violence, and lack of access to education and employment. The proposal's solution—a privately owned, for-profit tourist park—does not address these underlying social determinants and therefore is unlikely to have a meaningful impact on community enhancement. The development may actually push more itinerants to seek shelter on school campuses, creating more work for staff, raising safety concerns for students, and increasing the risk of petty or opportunistic theft.

The proposal suggests 40 unpowered sites, which could accommodate up to 80 tourists, but likely more, as RV parks often attract larger families. There's no plan for managing over-capacity if multiple people book a site.

The park may also attract long-term residents, including those disadvantaged or unable to secure private rentals, potentially increasing demand on local schools in the area. The financial benefits to local tourism operators may be minimal.

The proposal mentions there is no need for toilet or laundry facilities as modern RVs are self-contained, but not all RVs meet this standard, especially those used by backpackers. If facilities aren't properly managed or inspected, it could lead to unsanitary conditions and the likelihood of illegal waste dumping. Additionally, the idea of using public toilets 750m to 1.5km away is impractical and unlikely to meet the needs of park patrons.

Noise, Traffic, and Pedestrian Safety

The proposal highlights concerns about increased noise from RVs, caravans, and 4WDs with large towing capacities, adding to traffic on already busy East Point Road and surrounding streets. Despite two previous requests for traffic management from Fannie Bay Members of Parliament, no action has been taken. With the one-way entry to Conacher Street, heavy vehicles may use narrow residential streets for convenience, creating safety hazards for the community, especially for the hundreds of students, pedestrians, and cyclists who use this area daily. Increased heavy traffic without safety measures could put lives at risk and worsen congestion.

The proposal claims the development is over 500 meters from residential areas, but this distance is exaggerated, with many homes actually within 200 meters. While the nearby Darwin Bowls Club receives few noise complaints, RV parks attract tourists who often engage in socializing and drinking, which can continue beyond official hours despite rules. The noise from music, TVs, and conversations would likely disturb nearby residents every night, not just on weekends.

Impacts on Property Prices and Local Residents

One of the most tangible concerns for homeowners in a residential area is the potential decrease in property values. The transient nature of RV park residents, combined with the noise, traffic, and aesthetic impact, will deter potential homebuyers or decrease the desirability of the neighborhood, while also impacting the quality of life for existing residents.

The increased use of public facilities at Bundilla Beach since the creation of a recreational zone shows strong community engagement, with BBQ areas, a pump track, and a dog park being popular most nights. Local businesses should consider developing similar recreational spaces that everyone can enjoy, as having facilities that will attract both locals and tourists would, in turn, increase business profits.

Regards,

Melissa Buntine.

0418683659
NICKMACA@HOTMAIL.COM

8 EAST POINT
ROAD, FANNIE
BAY NT 0820

15TH DECEMBER 2025

TO: DEVELOPMENT CONSENT AUTHORITY

APPLICATION NUMBER: PA2025/0416

PROPOSAL CARAVAN/RV PARK,

I am writing to formally object to the proposed Caravan RV Park at Lot 5437 Fannie Bay. This proposal is incompatible with the current Zoning for the land and will have significant negative impacts on the local community and Residents along that stretch of Road.

The Caravan Park will not provide any benefit to the local community and in fact will create traffic issues, and it will already have massive issues along this stretch of road. Middle school road works have created a nightmare of traffic every morning and afternoon along the stretch of road.

Turning right into Connacher Street heading into Darwin City on East point Road – is already not possible and many people have almost been hit by people refusing to acknowledge change of road conditions. This will only be amplified if this proposal was to be approved.

No other Caravan Parks in Darwin are in a residential area, and they want to place one on East Point Road? It will increase foot and vehicle traffic, increase crime as a targeted location at nighttime, attract unsavory characters near our houses, with young children surrounding the area. There is a reason Caravan parks are located away from Residential Areas. There is a High School, Middle School and Primary School all within close proximity and kids walking to and from School Daily. Caravan Parks Attract Transient, unsavory characters and are a Haven for Sex Offenders.

Every time the ski club has an event there is damage/crime/antics along east point road twice our car was broken into, let alone a caravan park with customers who don't pay a lot and are most travelling nomads, hence no real commercial value to the Darwin Bowls club, and an increased risk to the community.

I don't see any benefit to the community, only for an elderly person/s to drive to Darwin and Play Bowls. We have Exorbitant Rates and Insurances in our Suburb and the infrastructure cannot provide

All support received by businesses and even local member Laurie Zio, is ridiculous considering none of them live in the area simply work in the area so their family and home lives will not be impacted. There is plenty of land near beaches in Darwin and no Caravan Parks near them for a Reason. Additionally they will apparently be in self contained RV's – so local businesses will not benefit as Marg and Barry will shop at Woolworths and cook in their self contained RV not spend their hard earned retirement money on local hospitality establishments.

There is already social/crime issues along Bundilla, Vesteys Beach. How will a Caravan park not make this worse? Additionally, Power issues will become worse, as we are always impacted by storms/works. The infrastructure locally does not support a Caravan/RV park.

The application mentions low impact on the environment, where will the RVS empty their waste? Chemical Toilets need to be emptied, then excrement doesn't magically disappear.

I truly hope common sense prevails with this application, it has been tried again and again with no thought of the residents of the local area.

Regards,

Nick Makarounas

[Nick Makarounas \(Dec 15, 2025 14:59:23 GMT+9.5\)](#)

NICK MAKAROUNAS

NICKMACA@HOTMAIL.COM

RESIDENT OF 8 EAST POINT ROAD FANNIE BAY NT 0820.

12 M^cKINLAY ST.
FANNIE BAY
NT 0820

MON DEC 15TH 2025

DEVELOP ASSESSMENT SERVICES
DEPT OF LANDS PLANNING & ENVIRON.
GPO 1680 Box
DARWIN NT 0801.

DEAR SIR,

I WANT YOU TO REGISTER MY STRONG OPPOSITION TO THE PROPOSED RV DEVELOPMENT AT THE BOWLS CLUB. CONTRARY TO THE OPINION OF OUR MLA, LAURIE ZIO, I KNOW THIS WILL NOT HAVE A MINIMAL RESIDENTIAL IMPACT! ~~MM~~ WE ARE ALREADY TORMENTED BY REGULAR NOISE (MUSIC) FROM THESE AREAS & CAN'T SEEM TO BE ABLE TO DO ANYTHING ABOUT IT (MAINLY SKY CLUB)

THIS EXACT RV ISSUE WAS RAISED & DEBATED AT NAUSEAM, SOME COUPLE OF YEARS AGO. EVENTUALLY THE RESULT WAS A DEFINITE NO!!! ALL THAT IS DIFFERENT NOW IS THAT THE PROPOSED LOCATION HAS SHIFTED ABOUT 100m. THE PROBLEMS ARE STILL THE SAME AS MUST BE THE RESULT, A DEFINITE AND FINAL

NO!

I LIVE ON THE CORNER OF GREGORY RD AND DESPITE COUNCIL'S MANY POSITIVE ASSURANCES, I FEEL THE ROAD IS WAY OVER CAPACITY IN BOTH VOLUME AND SPEED. I HAVE COMPLAINED MANY TIMES TO VARIOUS CHIEF MINISTERS & MLA'S TO NO RESULT. THEIR BEST COMBINED RESULT WAS THE BUILD OF 1/2 DOZ CONCRETE LUNETTES, THEY DO ABSOLUTELY NOTHING TO REGULATE & SLOW DOWN TRAFFIC. I HAVE NEVER SEEN, IN 30 YEARS, A POLICE RADAR CHECK - NOT ONCE - EVER! THE SPEED LIMIT SHOULD BE LOWERED & PERMANENT RADAR DEPLOYED.

ALSO DRIVERS FROM NORTHERN SUBS SHOULD BE ENCOURAGED TO STAY ON THE HIGHWAY & NOT TURN OFF AT ROSS SMITH AND GO DOWN GREGORY, TO EAST PT ROAD. THIS ISSUE HAS BEEN FESTERING FOR YEARS GOYDER RD SHOULD BE THE CONNECT BETWEEN THE HIGHWAY & EAST PT RD.

FOR THESE REASONS I CAN NOT SEE HOW ADDING EXTRA TRAFFIC TO THE PRESENT LOAD WOULD NOT NEGATIVELY IMPACT MY WELL BEING & GENERAL VALUE OF MY LAND
FOR YOUR ATTENTION & CONSIDERATION

F. P. Ferrari

FEDERICO ELIO MARIA
FERRARI

Objection to Application for Exceptional Development Permit – PA2025/0416

Dear Sir/Madam,

Subject: Darwin Bowls Club, 8 Connacher Street, Fannie Bay NT

I wish to formally submit my objection to the Application for an Exceptional Development Permit for Lot 5437, Town of Darwin.

The proposal demonstrates insufficient regard for the existing traffic problems experienced by residents on Seale Street. Despite these concerns having been previously raised with members of the Darwin Bowls Club committee, the current documentation fails to address the flow of traffic from the Darwin Bowls Club into Connacher Street, continuing onto East Point Road and then into Seale Street. There is potential for up to 40 larger vehicles, particularly at peak times, to use Seale Street as a thoroughfare to the CBD and Stuart Highway. Given that Seale Street is a narrow inner suburb road with a sharp bend, vehicles—regardless of size—are required to accelerate to ascend Seale, causing unnecessary disruption.

The current layout of the intersections at Connacher Street and East Point Road, as well as East Point Road and Seale Street, is in urgent need of redesign and rerouting. This is vital to alleviate the ongoing frustration and pressure faced by drivers trying to return to the CBD and Stuart Highway. These issues are experienced daily by residents, and it is imperative that the Darwin Bowls Club addresses them prior to any approval of the Exceptional Development Permit.

The proposal repeatedly asserts that there will be minimal impact on the environment and residents. However, this is not achievable in its current form. The anticipated increase in recreational vehicle (RV) traffic will place additional strain on Seale Street and its residents. It is important to note that RVs are not small vehicles; both their size and the noise they generate are significant factors. The narrowness of Seale Street only exacerbates these issues.

The proposal does not clarify the operational intent of the RV Park. It is unclear whether it is intended solely for the interstate or intrastate bowling community on a seasonal basis, or whether it will essentially function as a caravan park with long-term tenants, merely presented as an RV Park.

The submitted proposal is neither comprehensive nor transparent. It fails to address all relevant aspects and appears to prioritise the interests of the club over those of the immediate community. Given these significant shortcomings, I must object to the early approval of the proposed RV Park.

Yours sincerely,



Franca Finocchiaro
14 Seale Street
Fannie Bay NT 0820
12/12/2025

Objection to PA2025/0416: Application for Exceptional Development

Permit – Darwin Bowls Club RV Park

Development Assessment Services

Department of Lands, Planning and Environment

GPO box 1680

Darwin NT 0801

Dear Sir/Madam,

I am writing to formally object to the proposed RV Park development by the Darwin Bowls Club, referenced as PA2025/0416, located at Lot 5437, Fannie Bay NT.

As a resident of East Point Road (corner of Seale Street) since 1970, I have experienced persistent and increasing disruptive traffic usage at the intersection of Conacher Street, East Point Road and Seale Street entrance. Motorists departing nearby attractions such as the Museum, Ski Club and Bowls Club frequently exit Conacher Street, do a u-turn at the entrance of Seale Street blocking the entrance whilst waiting for the opportunity to re-enter East Point Road, on more than one occasion I have had to navigate around these vehicles as I try to gain entry into Seale Street. To say that this is a safety concern is an understatement.

The current road network in the area requires improvement to ensure safer and more considerate traffic access. There have been numerous near-miss collisions at the abovementioned intersection including a recent incident on Monday evening 25 November 2025 with a vehicle crashing into a resident's retaining wall.

Upon reviewing the proposal submitted by the Darwin Bowls Club, I have noted that there is no mention of any discussion regarding the impact of the increased traffic flow onto East Point by visitors and patrons exiting the proposed development. The proposal states under "Roads and Public Transport" (p8) *that "Atkins Drive and Connacher Street are both suitable for bus and tourist coach traffic and also suitable for RV movements entering and leaving our proposed development"*. There is no mention of measures to deter or direct RV Park users and club members to alternative routes upon leaving the premises. This issue is of utmost importance and must be addressed in the proposal.

The proposed RV Park is to be constructed in three stages, I strongly advocate for reducing the number of RV bays to 25, not the 40 currently proposed. The proposal for 40 bays and a "dump point" suggests this is likely to be more than a seasonal RV Park but a commercial caravan park. I would like a clearer definition of an RV Park, I strenuously object to a caravan park model in a long established built up residential area.

My home is situated approximately 120 meters from the Club bar and 155 meters from the entrance to the RV Park and not as stated in (p7) ***“the nearest residents more than away from 500 meters so the RV development will have minimal impact on local residents”***. This is a misleading statement.

The planned online booking system, specifically if it will allow non RV type vehicles such as mini buses and backpackers with 4WDs booking and afterhours access. The management of such bookings and potential disturbances have not been addressed.

Additionally there is no information provided regarding the procedures for managing visitors who remain in the bar area after closure.

I am concerned about the management experience of the Darwin Bowls Club committee with respect to the proposed dump point. It is unclear whether any staff member will be trained to mitigate spillage, odour and general responsibility for this facility.

Whilst I am not opposed to development in principle, I believe that it should be sensible, well-managed, sustainable and most importantly, should not adversely affect the local community or its amenity.

Given the unresolved concerns and unanswered questions outlined above, I cannot support the current development proposal.

Your Sincerely



M Milevoj

East Point Road

Fannie Bay NT 0820

14/12/2025

16/12/25

Dr Stephanie Girle
12 McKinlay Street
Fannie Bay NT 0820

Development Assessment Services
Department of Lands, planning and Environment
GPO box 1690
Darwin NT 0801

Dear Sir/Madam,

Objection to PA2025/0416-Application for Exceptional development Permit

Lot 05437 Town of Darwin (8 Conacher Street, Fannie Bay)

I am writing to formally object to the proposed development by Darwin Bowls Club of a recreational vehicle park on lot 05437.

I own and reside in McKinlay Street a short distance away. I am concerned the application will eventually become a commercial caravan park which is absolutely unacceptable for a long established residential area.

This application will bring negative impacts to the local residents of increased traffic and noise. There are issues of safety and liveability.

This application will impact the amenities of the beach and nearby park which I use frequently.

I object to a dump point which will potentially bring offensive smells to the area. It will also be unsightly to have so many large vehicles in the recreational area.

In summary I object to this proposal as it will be ugly, smelly, noisy and unsafe!

Yours faithfully



Dr Stephanie Girle

12 McKinlay street
Fannie bay NT 0820



ABN 17 061 282 249

Tuesday, 16 December 2025

To whom it may concern

**RE: Objection to Exceptional Development Permit
Proposed Recreational Vehicle (RV) Park – Lot 5437, Conacher Street, Fannie Bay
Applicant: Darwin Bowls and Social Club**

1. Submitter Details and Standing

This submission is made in objection to the proposed Exceptional Development Permit for the establishment of a Recreational Vehicle (RV) Park on Lot 5437, Conacher Street, Fannie Bay, as outlined in the applicant's submission dated 4 November 2025.

My residence located at 14 East Point Road, Fannie Bay, is one of a number of dwellings located in close proximity to the subject site and is directly and materially impacted by any development of this land. The impacts are not theoretical or indirect; they will be experienced on a daily basis by nearby residents and include, but are not limited to:

- Increased and unsafe traffic movements
- Noise associated with vehicle arrivals, departures and on-site activity
- Artificial lighting impacts, particularly at night
- Loss of the existing serenity and residential amenity of the surrounding area

Accordingly, I have a clear and legitimate interest in the assessment and determination of this application.

2. Description of the Proposal

The application seeks approval for an Exceptional Development Permit (EDP) to allow the establishment of a Recreational Vehicle (RV) Park comprising up to 40 RV sites on land zoned Organised Recreational, operated by the Darwin Bowls and Social Club.

3. Zoning and Land Use Incompatibility

NT Planning Scheme – Organised Recreational Zone

The subject land is zoned Organised Recreational, the purpose of which is to:

- Provide for sporting, recreational and community activities; and
- Protect recreational land from inappropriate or conflicting uses.

The proposed RV Park is fundamentally inconsistent with the intent of this zoning, for the following reasons:

- A 40-site RV park constitutes a tourist accommodation use, not an organised recreational activity.
- The scale, intensity and operational characteristics of the proposal introduce a standalone accommodation function in practical effect.
- The use is otherwise prohibited under the zoning and relies entirely on the discretionary nature of an Exceptional Development Permit.

Approval would represent a clear departure from strategic land use planning and would undermine the integrity of the Organised Recreational zone by introducing a commercial accommodation use under the guise of ancillary development.

4. Mischaracterisation of the Club as a Non-Business Use

While the Darwin Bowls and Social Club is historically a community-based social club, the proposed development materially alters the nature of land use on the site.

The proposal introduces:

- Ongoing short-stay accommodation targeted at transient visitors;
- Commercial-style site management, servicing and turnover;
- A transient population unrelated to club or sporting activities.

Under established planning principles, the character of a use is determined by its function and impacts, not by the identity of the operator. The RV Park is, by definition and operation, a commercial accommodation activity, regardless of whether profits are directed back to the Club.

This distinction is critical in assessing compliance with zoning intent and strategic planning outcomes.

5. Infrastructure Capacity and Suitability

NT Planning Scheme – Clauses 2.2 (Strategic Framework) and 2.3 (Sustainability)

The existing infrastructure surrounding Conacher Street was not designed nor constructed to support frequent movements of large recreational vehicles, including caravans and motorhomes.

Key deficiencies include:

- Inadequate road widths and turning geometry for large vehicles;
- Limited sight distances and constrained access points;
- Absence of dedicated turning lanes or formalised access upgrades;
- No demonstrated capacity analysis to support increased oversized or heavy vehicle movements.

The proposal relies on infrastructure that is already operating at or near functional limits, particularly during peak periods.

6. Traffic Safety Impacts

NT Planning Scheme – Clause 5.3 (Transport and Parking)

The traffic impacts associated with this proposal are significantly understated and do not reflect existing real-world conditions.

Existing Conditions

The Conacher Street corridor already exhibits:

- High levels of non-compliant driver behaviour, including illegal U-turns, unsafe right turns and informal manoeuvres;
- Driver frustration and risk-taking behaviour caused by congestion and poor access design;
- Conflicts between vehicles, cyclists, pedestrians and recreational users.

Impact of the Proposal

The introduction of frequent RV movements will:

- Increase vehicle conflict points due to longer vehicle lengths, wider turning paths and reduced acceleration capability;
- Exacerbate unsafe manoeuvres by smaller vehicles attempting to pass or avoid slow-moving RVs;
- Increase stopping distances and obstruction risks at access points;
- Elevate the likelihood of crashes, near-misses and traffic incidents.

From a traffic engineering and road safety perspective, introducing oversized vehicles into an already constrained and non-compliant traffic environment represents an unacceptable increase in risk and is contrary to the objectives of Clause 5.3.

7. Residential Amenity Impacts

NT Planning Scheme – Clause 2.3.2 (Amenity)

As a nearby resident, I am directly impacted by the following amenity considerations:

- Noise impacts from large vehicle engines, braking, doors, generators and late-night or early-morning arrivals and departures;
- Lighting impacts, including headlights, internal site lighting and reflected glare affecting dwellings;
- Loss of serenity, as the area transitions from a low-impact recreational precinct to a high-turnover accommodation environment;
- Increased activity levels incompatible with the established residential and recreational character of the locality.

These impacts are ongoing, cumulative and not adequately mitigated by the proposal.

7A. Impact on Nearby Schools and Student Safety

NT Planning Scheme – Clauses 2.3 (Sustainability), 2.3.2 (Amenity) and 5.3 (Transport and Parking)

The subject site is located in close proximity to Darwin Middle School and Darwin High School, both of which generate significant daily pedestrian *and vehicular* traffic movements, particularly during morning arrival and afternoon departure periods.

These movements include:

- High volumes of students walking and cycling to and from school;
- Private vehicle drop-off and pick-up activity by parents and carers;
- School-related service vehicles and staff movements;
- Concentrated traffic peaks that coincide with commuter and local traffic demand.

As a result, the surrounding road network already operates under heightened traffic complexity and conflict, particularly along routes affected by access to Conacher Street.

Existing Risk Environment

The existing traffic environment in the locality is already characterised by:

- High volumes of mixed pedestrian and vehicular traffic during school peak periods;
- Unsafe and illegal vehicle manoeuvres undertaken by general motorists;
- Limited separation between pedestrian movements and vehicular traffic;
- Inconsistent driver behaviour, reduced compliance and congestion near access points.

These conditions already present a heightened safety risk, particularly to school-aged children and other vulnerable road users.

Increased Risk from the Proposal

The introduction of frequent large recreational vehicles, including caravans and motorhomes, will materially increase risk to students, parents and the broader school community due to:

- Reduced driver visibility and increased blind spots associated with oversized vehicles;
- Longer stopping distances, increasing the likelihood and severity of incidents;
- Wider turning radii that encroach into school-related vehicle paths;
- Increased congestion and driver frustration during periods that directly coincide with school arrival and departure times;
- Greater interaction between oversized vehicles and high volumes of pedestrian and school-related vehicular traffic.

From a transport planning and road safety perspective, the introduction of oversized vehicles into an area already experiencing intense pedestrian–vehicle interaction associated with school activity represents an unacceptable increase in risk.

Planning Significance

The NT Planning Scheme places strong emphasis on:

- Protecting vulnerable road users, including children;
- Ensuring land use decisions do not introduce avoidable traffic and safety risks;
- Locating higher-intensity or atypical traffic-generating uses away from sensitive receivers, including schools.

The proposal fails to demonstrate how these compounded pedestrian and vehicular safety risks will be mitigated and does not include infrastructure upgrades, traffic calming, school-zone safety treatments or pedestrian protection measures commensurate with the increased risk profile.

Accordingly, the proposal is inconsistent with the intent and objectives of Clauses 2.3, 2.3.2 and 5.3 of the NT Planning Scheme.

8. Exceptional Development Permit Assessment

NT Planning Scheme – Clause 1.8 (Exceptional Development Permits)

Exceptional Development Permits are intended to apply only where:

- The proposal is consistent with the strategic intent of the Planning Scheme; and
- There are exceptional circumstances that justify departure from zoning controls.

No such exceptional circumstances exist. Financial benefit to the applicant does not constitute planning merit and does not override zoning intent, infrastructure limitations, safety risks or residential amenity impacts.

9. Conclusion

In summary, the proposed RV Park:

- Is inconsistent with Organised Recreational zoning;
- Introduces a commercial accommodation use in practical effect;
- Relies on infrastructure that is demonstrably inadequate;
- Exacerbates an already unsafe traffic environment;
- Introduces unacceptable safety risks to nearby school students and the broader school community; and
- Causes direct and unacceptable impacts on nearby residential amenity, including traffic, noise, lighting and loss of serenity.

10. Requested Outcome

For the reasons outlined above, I respectfully request that the Exceptional Development Permit be refused.

Yours sincerely
for/on behalf of

A handwritten signature in black ink, appearing to read 'Charlie Randazzo', with a stylized flourish at the end.

Charlie Randazzo, OAM
Director



Northern Territory Water Ski Association Incorporated (NTWSA)

Trading as: Darwin Ski Club

Incorporated Association No: 00049C

ABN – 92 261 410 890

NT Liquor Licence No - 81401269

ntwsa@darwinskiclub.com.au

www.darwinskiclub.com.au

20 Conacher Street, Fannie Bay, NT, 0820

GPO Box 980, Darwin, NT, 0801

Phone: (08) 8981 6630

17 December 2025

Development Assessment Services and Lands Planning

RE: PA2025/0416 - Exceptional Development Permit Application

**Darwin Bowls and Social Club – Proposed Recreational Vehicle (RV) Park at Lot 5437 (8)
Conacher Street, Fannie Bay, N.T., 0820**

Submission to Proposal by the Darwin Ski Club

The Darwin Ski Club provides the following submission to the above referenced Exceptional Development Proposal by the Proponent; Darwin Bowls & Social Club, during the exhibition period.

We emphasise that the Darwin Ski Club has previously and is still supportive in principle for the proposal of the facility of a Recreation Vehicle commercial accommodation facility within the Fannie Bay area, if the proposal overall appropriately addresses the community and co-habiting facilities needs such as ours, and supports an ongoing increase to the amenity and attractiveness of patrons to the Fannie Bay, Bundilla Beach Area for the long term.

Upon review of the Permit Application put forward by the Proponent, the Darwin Ski Club seek to highlight some matters of observation and importance, when giving consideration to the proposal being further progressed and approved.

Those matters relate to the following;

1. Management of Traffic Impacts to Conacher Street and East Point Road

- a) The Proponents application makes references to the existing roads adjacent to the site, to be used by the RV's as being appropriate and serviceable for higher traffic frequency, particularly during the busier Dry Season;
- b) The Proponents application notes that traffic impacts to East Point Road will be '*minimal*';
- c) Through extensive consultation by the Darwin Ski Club with local residents residing within those same existing roads over many years regarding increased traffic usage by patrons attending the Darwin Ski Club; we don't agree that the existing roads are appropriate and serviceable for higher traffic frequency or that the impacts to East Point Road are minimal, without additional mechanisms and infrastructure in place to manage increased traffic appropriately which does come at significant costs;
- d) The existing Conacher street and East Point Road intersection is of particular concern through increased traffic usage, as has been proven over many years by increased traffic using this intersection, where larger patronage occurs at the Darwin Ski Club frequently during the Dry Season;
- e) As a result, as a result of close consultation with the local residents, deliberate traffic management is implemented on such occasions of high traffic frequency by the Darwin Ski Club at their cost, to remove access by patrons to this intersection, particularly the exit from Conacher street into East Point Road, which has had significant ongoing issues with various traffic accidents as a result of its poor and inadequate design has delivered appropriate management of traffic;
- f) These measure implemented have been successful and appropriately managed safe use of the roadways outside of Conacher street and the East Point Road intersection without incident; and
- g) We encourage through the approval of the proposal, that it includes a redesign of the intersection of Conacher Street and East Point Road, to either discontinue the exit point from Conacher Street into East Point Road, or re-design the intersection to allow for higher usage, particularly by larger articulated slower moving RV's, and allows



safe operation by the users and removal of impacts of inadequate traffic management to adjacent residential streets.

2. Entrance to RV Park off Conacher Street

- a) We observe that the entry to the proposed RV park has a very restricted waiting area within the immediate property boundary prior to the boom gate entry;
- b) We have concerns that this waiting area is not sufficient for larger RV's or similar to park and wait whilst accessing the park, more than likely forcing the users to park on Conacher Street instead as the development has not considered to include a slip lane or parking bays off Conacher street to the entry point;
- c) Parking of large vehicles on Conacher Street, is particularly problematic in this area as the width of the carriageway restrains the ability to park vehicles to the shoulder, and still maintain a clear two-way trafficable access at all times;
- d) This exacerbates our concerns as highlighted in Item One (1) above regarding traffic congestion and impacts to already under pressure traffic intersections to Conacher Street as highlighted; and
- e) We encourage the approval of the Proposal to include a requirement for the Proponent to either increase appropriate waiting bay areas suitable for parking larger RV's within the Proponents property boundary safely, to allow parking prior to accessing the RV park to remove the potential congestion to Conacher Street caused by waiting RV vehicles, and unsafe risks to the road users as a result.

3. Impact on Public Infrastructure and Infrastructure

- a) We note the Proponents application refers to toilets being available for Public Use at the adjacent Proponents locations; the Ski and Sailing Clubs and the Museum and as such no further toilets for public use should be included in the RV park proposal;
- b) We note that the Proponent did not consult with the Darwin Ski Club prior to including this purported position that their toilets could be used by RV park patrons in their proposal;
- c) We put to the Proponent that the toilets and amenities at the Darwin Ski Club are not for use of the general public, they are for use by the Members and their guests, staff and contractors only;
- d) We have concerns that the Proponents proposal does not adequately address the requirements for on site amenities including sufficient and appropriate toilets/showers from Stage One (1) of the Proposal, noting the existing condition of the Proponents toilet facilities is poor and inadequate for existing uses by the Proponent, let alone the increased patronage from RV park patrons;
- e) Our concerns extend that if the Proponents perception that '*public toilets*' are available for its RV Park users at other facilities within the area, particularly the Darwin Ski Club being the closest to the RV Park, that users of the RV Park will defer to the Ski Club's existing facilities and have a direct impact on Darwin Ski Club's Members and other parties rights to their access and usage of those facilities. And importantly present an ongoing operational management issue and increase to cleaning costs to the Darwin Ski Club, not the Proponent as a result of this encouragement and perception of the Proponent that it is indeed acceptable; and
- f) We request that the Proponent reconsiders their plans for establishing permanent and suitable toilets and amenities should the development be approved, to include from Stage One (1) of the development, to negate impacts to other facilities amenities within the adjacent area, and the users of the RV park are not encouraged to utilise other amenities facilities in the adjacent areas as any alternate solution.

We urge the Development Assessment and Lands Planning to consider our matters and recommendations for the Proponents proposal as outlined above in considering approval of the application.



If you have any questions about our support for this application, please contact me on the below details anytime.

Yours sincerely,

Paul Gurr

treasurer@darwinskiclub.com.au

Ph: 0419 977 301

Treasurer, Public Officer & Liquor Licence Nominee

Northern Territory Water Ski Association Incorporated

Objection to Proposed RV Park at Darwin Bowls Club

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

Reference: PA 2025/0416

Dear Sir/Madam,

I am writing to formally object to the application for an Exceptional Development Permit submitted by the Darwin Bowls Club, which seeks approval to establish an RV Park on the vacant land at the rear of their premises.

My objection is rooted in my personal experience as a long-term resident of Seale Street. Over the past five years, I have witnessed a significant increase in traffic entering Seale Street from the surrounding areas, particularly Connacher Street and Atkins Road. This surge in traffic is mainly attributable to visitors from local attractions such as the Museum, the Ski Club, and the Bowls Club. More recently, additional traffic has arisen following the completion of the Bundilla development.

The majority of this increased traffic does not originate from local residents but from visitors and members departing these venues. Due to restrictions in turning right onto East Point Road to return to the city or Stuart Highway, many drivers instead turn right into Seale Street, often travelling at considerable speed. This behaviour persists despite signage indicating 'local traffic only', which appears to have little effect on deterring non-local drivers.

Before any approval of this Development Permit, it is essential that the application is thoroughly reviewed to provide an accurate and honest assessment, with the issue of traffic placed at the forefront. Failure to address these concerns could ultimately result in a serious accident or fatality.

In summary, I believe that the proposal for the RV Park at the Darwin Bowls Club is premature and does not adequately consider the impact on local traffic. Therefore, I respectfully request that my objection to the Exceptional Development Permit be registered.

Sincerely,



MIMI

1 Seale Street

Fannie Bay NT 0820

13/12/2025

**Submission – Objection to Proposed RV Park at Lot 5437, Fannie Bay (Exceptional Development Permit)
PA2025/0416**

To Whom It May Concern,

We write to lodge a formal submission regarding the proposed Recreational Vehicle (RV) Park at Lot 5437, 8 Conacher Street, Fannie Bay, as outlined in the Exceptional Development Permit application submitted by the Darwin Bowls and Social Club.

This submission is made by:

Dr Helena Chan
Mr Matthew Henger
26 East Point Road
Fannie Bay NT

We are owners of a nearby property on East Point Road and have significant concerns regarding the proposed development, particularly its long-term impact on the local area, surrounding residents, infrastructure, and environmental sustainability.

1. Planning intent and use of land

While we acknowledge the need for sustainable funding models for community organisations such as the Darwin Bowls and Social Club, we are concerned that the proposed RV park represents a use that is fundamentally inconsistent with the intent of the Organised Recreation zoning.

The application seeks to justify the RV park primarily on financial grounds rather than on planning merit or demonstrated community benefit to local residents. We believe that development of this land should prioritise outcomes that enrich Fannie Bay and the broader Darwin community first, rather than introducing a quasi-commercial accommodation use that alters the character and function of the area.

2. Amenity impacts on nearby residents

The application repeatedly states that the nearest residents are more than 500 metres away and that impacts will therefore be minimal. This does not reflect the lived reality of residents on East Point Road and surrounding streets.

Key concerns include:

- * Increased traffic volumes, including large RV movements on local roads not designed for frequent heavy vehicles
- * Noise impacts, including people, vehicles, generators, and after-hours arrivals
- * Light spill from internal road lighting and vehicle activity
- * Loss of perceived separation between residential areas and transient accommodation

These impacts are not adequately addressed or mitigated in the submission.

3. Risk of de facto long-term accommodation

There is no clear information in the proposal regarding:

- * Maximum length of stay
- * Enforcement of short-term use only
- * Measures to prevent long-term or semi-permanent occupancy

Without enforceable limits, there is a genuine risk that the RV park could evolve into a form of low-cost long-term accommodation. This would be a significant and permanent shift in land use, with associated social, safety, and amenity implications that have not been assessed.

4. Waste, sewage and environmental concerns

The site is low-lying and drains toward Bundilla Creek. Local residents are already familiar with sewerage overflow and drainage issues during the wet season.

Specific concerns include:

- * Reliance on self-regulated use of a dump point, with no detail on monitoring or compliance
- * No clear enforcement mechanism for improper waste disposal
- * Increased risk of grey and black water contamination, particularly during heavy rainfall
- * Potential cumulative environmental impacts on Bundilla Creek and nearby coastal areas

The assumption that all users will comply with waste disposal requirements is optimistic and unsupported by evidence.

5. Regulation, management and enforcement

The proposal lacks sufficient detail regarding how the RV park will be regulated in practice, particularly:

- * How self-sufficiency of vehicles will be verified
- * How compliance will be enforced after hours
- * What authority onsite staff have to manage breaches
- * How antisocial behaviour will be prevented or responded to

These gaps raise concerns about whether the proposed management arrangements are adequate for a development of this nature.

6. Social and community impacts

Contrary to claims in the submission, we are concerned that the development may increase:

- * Antisocial behaviour associated with transient populations

* Alcohol-related disturbances

* Opportunistic theft from vehicles and nearby properties

There is also likely to be increased pressure on nearby public spaces, beaches, and walking paths, which are already heavily used by local residents.

7. Impact on surrounding open space and beaches

Fannie Bay residents value the surrounding coastal areas and parks for regular local use. The introduction of an RV park will inevitably increase:

* Foot traffic and dog activity on nearby beaches and reserves

* Environmental stress on sensitive coastal areas

* Crowding and reduced amenity for local users

The submission does not adequately address how these impacts will be managed or mitigated.

8. Property and rental impacts

Finally, we are concerned that the proximity of an RV park will negatively affect:

* Residential property values

* Long-term rental desirability

* The stability of the surrounding residential area

These impacts, while difficult to quantify precisely, are real and material to local residents and have not been meaningfully addressed in the proposal.

Conclusion

For the reasons outlined above, we do not support the proposed RV park at this location. We believe the application relies heavily on optimistic assumptions and lacks sufficient detail regarding long-term impacts, enforcement, and alignment with planning intent.

We respectfully request that the Consent Authority give serious consideration to the concerns of nearby residents and refuse the Exceptional Development Permit in its current form.

Thank you for the opportunity to make this submission.

Yours sincerely,



Dr Helena Chan + Mr Matthew Henger

26 East Point Road
Fannie Bay NT
fanniebaynt@gmail.com

18 December 2025

Jeffery R Bishop
12 Seale St
Fannie Bay NT 0820

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

Dear Sir / Madam,

I hereby submit a strong objection to PA2025/0416, namely an application by the Darwin Bowls and Social Club to the Minister for Lands, Planning and Environment seeking an Exceptional Development Permit for Caravan Park (recreational vehicle park) in 3 stages.

I own and reside at 12 Seale Street, Fannie Bay, a short distance from the proposed caravan park at lot 05437 Town of Darwin (8 Conacher Street, Fannie Bay).

I object to the proposed development on the basis of the following three basis:

1. **Traffic**
2. **Zoning and Land use**
3. **False or misleading information and omissions in the Application**

1. Traffic

I rely in the main on the submission of *Objection to PA2025/0416* lodged by Carlo Randazzo dated 9 December 2025 with which I agree:

“The impact on amenity and the capacity of the surrounding road network to accommodate the anticipated increase in RV vehicles; The proposed development will result in a significant increase to large vehicle movements within an inherently residential, community purpose and organised recreation locality. The application does not quantify the number or nature of additional vehicle movements, and includes no analysis regarding the capacity of the existing road network and associated infrastructure to accommodate RV vehicles at the frequency anticipated.

The intersection of Conacher Street and East Point Road is limited to left-in, left-out movements only, meaning a significant proportion of vehicle movements generated from the proposed use will be via Goyder Road and Atkins Drive (potentially conflicting with school traffic) and Atkins Drive to the north, conflicting with the low speed road network and public open space. Detailed assessment of the vehicle movements associated with a proposed development and the capacity of the road network to accommodate should be minimum application requirements for a proposal of this nature.

In addition to concerns regarding the capacity of the road network to accommodate the proposed development, the addition of large vehicles often driven by those unfamiliar with the local road network is likely to adversely impact residential and public amenity within surrounding areas. Amenity impacts include concern regarding pedestrian safety as a result of RV vehicles, increased vehicle movement and noise (including from reversing indicators fitted to large vehicles), and greater potential for and impact from informal / illegal parking.

We have also found that vehicles that have to turn left on to East Point Rd from Conacher St, often then turn on to Seale St to then make their way back to Goyder Rd or East Point Rd. Seale St is not designed to take high volumes of traffic, in particular large vehicle traffic (we note that the street is signed with "Local Traffic Only" on Goyder Rd)."

I add that traffic from Conacher Street is already a traffic safety and amenity problem- both traffic from Conacher into Seale Street, the various dangerous manoeuvres, near misses and actual collisions around the Conacher / Seale Street intersections. Residents and others already have a high degree of driving and pedestrian vigilance or avoidance for this area.

2. Zoning and Land Use

I rely on the submission of *Objection to PA2025/0416* lodged by Carlo Randazzo and dated 9 December 2025, with which I agree:

"The departure of the proposed use from the intended land use / development outcomes under the existing OR (Organised Recreation) zone under the Northern Territory Planning Scheme, and the intended future land use and development outcomes under the Strategic Framework, specifically the Darwin Inner Suburbs Area Plan.

Irrespective of the applicant's attempt to differentiate the proposed use as an RV Park, the proposal is consistent with the definition of caravan park per Schedule 2.1 of the Northern Territory Planning Scheme.

The subject land is Zoned OR (Organised Recreation), the purpose for which is to: "Provide for the development of community and commercial facilities for organised recreation activities" Whilst associated with the Darwin Bowls and Social Club, the proposed caravan park is a substantial land use in its own right, is clearly at odds with "...the development of community and commercial facilities for organised recreation activities," and ultimately reduces the availability of suitably located land available for development under Zone OR. The Darwin Inner Suburbs Area Plan provides a framework to guide progressive growth and development within the inner suburbs, and also identifies the subject land for organised recreation. The Planning Principles in Section 3.4 of the Area Plan seek to ensure:

- Retention and enhancement of land currently used for organised recreation activities;*

New active and passive recreation uses;

- No net loss of organised recreation land, unless an existing Specific Use Zone allows for change of use on a specific site;*
- Redevelopment of facilities associated with the water sport clubs, the Darwin Bowls Club and the Sky City Casino only: o within the boundaries of those specific sites; o in a manner consistent with the relevant provisions of the NT Planning Scheme.*
- Development of new recreation facilities on underutilised land within existing organised recreation areas.*

The proposed development is clearly at odds with these objectives and acceptable responses:

- No new active or passive recreation uses are proposed ('accommodation' and caravan parks are not a form of active or passive recreation, evident by the fact that Zone OR does not anticipate any form of accommodation as a primary use);*
- The proposed development will result in a net loss of organised recreation land;*
- The land is not subject to an existing specific use zone;*
- The proposed development is not consistent with the relevant provisions of the Planning Scheme;*
and

• *The proposal relates to underutilised land however does not comprise the development of new recreation facilities.*

The subject land is one of the rare vacant portions of land in Zone OR within the broader Fannie Bay locality (together with the Zone OR portion of lot 5764 on the opposite side of Atkins Drive). The development and use of this vacant area of OR Zoned land will provide a non-recreational land use to benefit an extremely limited cohort of (generally) visitors, and prevent the use and development of suitably zoned land for organised recreational activities.

Evident in this submission, the proposed caravan park is clearly at odds with both the Northern Territory Planning Scheme and the Darwin Inner Suburbs Area Plan. The proposal is opportunistic and the benefits are generally limited to the Darwin Bowls and Social Club, and a small cohort of the general population (generally visitors), at the expense of available organised recreation land to benefit the wider community, and is likely to adversely impact amenity for surrounding residents and the general public."

3. False or misleading information, and omissions the Application

3.1 Bundilla Development

The Application claims it wishes to "*establish an RV Park on Lot 5437 in support of the Bundilla development*".

This is at odds with the outcomes of the Darwin City Council consultation for the area which stated: *The proposal of an RV dump point and, in the long-term, the idea of an RV Park or any significant development was strongly rejected.*

How this Application would support the Bundilla development is omitted.

3.2 First Nations Engagement

There is no information on or evidence about of a First Nations engagement process. The Larrakia Nation has explicitly stated, "*No development should proceed on Larrakia land without formal agreement from Larrakia people.*" This is to ensure that the voices of Traditional Owners are respected and included in any development decisions.

This is an omission in the Application.

3.3 Definition of RV and black water

The Application says: *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.*

The Application fails to state what this definition means in terms of the proposal – whether only vehicles meeting this definition will be accepted to the proposed development is not stated. Will 'backpacker style' vehicles be permitted?

A firm definition statement and policy on what constitutes an RV in terms of the proposed development must exist and is a minimum requirement before an "Exceptional Development Permit" application can be considered.

The above definition, if it is to be formally adopted must be expanded to mandate RV SOG toilets which are designed to reduce odours and improve hygiene. SOG RV Toilet Ventilation System significantly reduces odours and is designed to expel air with minimal smell; however, odours will

still be noticeable in certain conditions.

High temperatures such as those experienced in Darwin increase the production of gases from black waste, leading to stronger odours. Wind direction and atmospheric conditions affect how smells disperse.

The proposed development envisages frequent use of a dump point. Prevailing wind blow odours from both these factors will cause to toward nearby residences. This would be a completely unacceptable impact on local and residential amenity.

As stated by others “Unless every van is inspected and approved on booking or entering the park by management (unlikely with the proposed online booking system), lack of access to facilities will create very unsanitary conditions. The proposal suggests that accessing public toilets at Mindil Beach (1.5km away) and Bundilla Beach (750m away) is an option, as well as using local social clubs (not 24/7 facilities). Would a business really expect patrons to use toilet facilities up to 1.5km away?”

Typically, RVs produce 5 litres of black water per person per day. In terms of the proposed development this is around 400 – 600 litres a day (80-120 people). The complexity in managing this amount of black water and dealing with associated maintenance issues is why in most caravan and RV parks guests are typically required to use the park's restroom facilities rather than their RV toilets when they are available.

A policy and procedure on how vehicle admission to the proposed development would be managed is an omission.

The Application has no analysis of the potential amount of black water, or how the amount of black water waste and odour will be managed without restrooms. This is a serious omission.

3.4 Gray water

The Application says *grey water will be collected from each site and used for irrigation as shown on Drawing A05.*

Drawing A05 does not show how grey water will be collected and used.

There are NT Government guidelines which states kitchen wastewater should not be used on gardens as it contains fats, oils and grease, that children are to be kept away from areas where other types of grey water is used and not to use waterway this when it's raining or soil is saturated. Many RV Hire companies have a condition of hire that *“Proper disposal (of grey water) at designated dump points is mandatory”*.

Additionally, the amount of grey water that is envisaged is likely to create offensive smell that will pass beyond the park boundaries.

The Application lacks of a Grey Water policy and process which shows how there will be compliance with regulations is a serious omission.

3.5 Stationary motors

The omission of a policy on the use of any stationary internal combustion engine such petrol of diesel motors, including RV motors is a serious oversight in the Application.

If weather is such that solar and batteries are not available, or batteries otherwise be come discharged, guests will likely want to run appliances and recharge batteries with motors, or pug into power.

Much of the year guests will want to run air conditioning in their RVs. Most RVs can run conditioning from batteries for one or two hours; a few may go for up to four hours.

These are the main reasons most RVs, particularly in the Top End supplement their array with DC-DC chargers connected to the tow vehicle's alternator, or they carry a small generator.

It is also why RV parks provide powered sites.

A vehicle engine or generator is required to be operated for many hours to recover an RV battery to a healthy state.

A vehicle engine or generator would be required to run air conditioning overnight.

The above information is easy to find.

The prospect of running of both generators and vehicle RV motors within the proposed development while vehicles are stationary must specifically prohibited.

Two major reasons are noise pollution and air pollution (fumes). Both these polluting factors, if they were allowed to occur will be aggravated by the prevailing winds which blow toward nearby residences.

The operation of up to 40 vehicle engines/ generators operating within the proposed park, or within any urban setting, would cause a completely intolerable impact on local and residential amenity.

These factors and their management are omitted in the Application.

3.6 Number of Tourists

The Application *states the park would attract up to 80 tourists per day, to the area*

In agreement with others there is no basis to suppose the proposed site would attract up to up to 80 tourists per day. RV's often have capacity for more than two people and such parks often attract families of 4 or more, so the capacity would exceed 80 people on frequent basis. Also, site layouts in the Application show spaces for visitor vehicles. So, the number is more likely to be around 120 people, or more at times.

This is an important consideration in impact on amenity. The Application understates the likely number of tourists and omits mentioning visitor numbers impacts entirely. Amenity impacts such as traffic and noise are therefore down played.

The Application is misleading in this regard and provides is no information on how capacity would be managed.

3.7 Long term residents.

The Application omits any information on duration of stay. It is known that caravan and RV parks, due to the low-cost nature of living they can offer, often attract long-term residents and those socially disadvantaged or unable to secure private rentals. Specially in the wet season when tourist numbers are low it may be commercially attractive to accommodate long term residents.

The Application omits reference to this matter altogether.

It is astounding that matters 3.3 to 3.7, which are so core the activity envisaged in the Application, are dealt with so poorly or not at all. There can only be speculation as to the reasons for this. It might be incompetence, a deliberate attempt to mislead or some other another reason.

Whatever the case might be confidence in the Application and the competence of proponent is severely eroded.

Entertainment Precinct Claim

The Application says

The land is located within an entertainment precinct with the nearest residents more than 500 metres away – and:

Lot 5437 at 8 Conacher Street Fannie Bay and is in the middle of the Darwin Entertainment precinct

These statements are false and misleading. The land is in fact adjacent to zones designated

organised recreation and leisure along with R1 residential land.

Google and AI searches show no results whatever referring to the area being an “*entertainment precinct*”. The terminology is not in government planning documents referencing the area. The reference an “*entertainment precinct*” is a misleading fiction that appears only in the Application.

The Darwin Bowls and Social Club should be admonished for manufacturing this misleading statement.

Bus Stops

The Application says:

1. “*The nearby bus stop in Conacher Street “-there is no bus stop in Conacher Street*
2. “*There is a bus stop on the corner of Conacher Street and Atkins Drive” there is not a bus stop at this location*

The Application statements about these bus stops are untrue, they do not exist as stated.

Lighting

The Darwin Bowls and Social Club use bright lighting is used around the uncovered bowling green at night.

This lighting illuminates residences including the interiors causing a negative impact on amenity.

There have been and are currently written complaints about this lighting which penetrates residences.

Responses have not been received and remain outstanding.

This Application would give rise to greater bowling patronage and these lights would to be used more often.

The Application omits this impact on amenity which known to the proponent.

Proximity to residential area and noise

The Application states *the nearest residents more than 500 metres away so the RV development will have minimal impact on local residents –*

This statement is false and misleading. This distance has been greatly exaggerated to make it appear further from residents than is factually correct. Many Residential houses exist within 200 meters of the proposed development.

As mention noise complaints are already being submitted. The Application estimates 80 tourists at any one time (likely to be around 120 people, or more at times). This number of tourist and visitors will generate a significant noise. As stated by others “*RV parks attract tourists who are often engaged in social drinking or socialising that does not necessarily end simply because of written rules or a manager's request. The sound from low-level music, TVs, and conversation carries well across to residents' houses and will be heard every night of the week, instead of mostly just weekends*”.

Even if each site is powered and up to 40 RVs run air conditioners significant ongoing noise will be created.

Noise from audible reversing indicators fitted to large vehicles will create an ongoing and penetrating irritation.

The Application is misleading on the proximity of nearby residents, existing noise and potential noise.

The Application omits any analysis of the noise potential arising from of the proposed development.

Social and Local Amenity •

1. The Application claims 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.

As stated by a nearby resident: “it is well known that Darwin's antisocial behaviour issues and itinerants are disproportionately affected by homelessness, alcohol and other drug dependencies, violence, poor access to education and employment opportunities, and gender-based violence. A privately owned and managed, for-profit tourist park has no agenda whatsoever in addressing the social determinants that create these issues in our communities, and therefore cannot have a positive impact in this area of community enhancement. If anything, it will push more itinerants to use the Darwin Middle and High School campuses as shelter overnight, creating a higher workload for staff at these facilities, and increasing danger to the students who use them.”

The Application omits any supporting evidence regarding remediation of antisocial issues. This claim is misleading.

2. The peace and privacy that residents enjoy in a typical neighbourhood will be significantly disrupted by the noise, traffic, and unpredictable nature of an RV park. Studies have shown that property values can decrease when commercial or non-residential developments, like RV parks, are introduced nearby. The transient nature of RV park residents, combined with the noise, traffic, and aesthetic impact, will deter potential home buyers or decrease the desirability of the neighbourhood.

The Application omits mention of these matters.

Pets

Pet management policy is omitted from the Application, an important issue for reasons of noise and amenity, a minimum requirement for an application of this nature.

Other matters

I submit that the letter of support from MLA Laurie Zio dated 20 May 2025 be either dismissed from consideration, or at best be treated as reflecting the writers views personal opinions and not from an elected office holder.

The Member for Fannie Bay consulted with the proponent (apparently some time ago) but not with constituents prior to the letter being prepared and submitted. The letter ignores the Application's numerous problems and possible negative outcomes. It implies it reflects a balanced community perspective.

The process of producing this letter and the document its self are way short of reasonable community expectations for an elected representative.

In conclusion

1. On the grounds Zoning and Land use the approval of the proposed development has the potential to undermine the Northern Territory's planning system, and the Application the should be refused on these grounds alone.
2. On the grounds of the numerous traffic and amenity issues identified herein, the Application should be refused.
3. On the grounds of the Application's factual errors, omissions, misleading statements and lack of policy and procedure, the Application should be refused.

The Application is such that any positive decisions on this Application maybe open to various legal and administrative appeals on various grounds.

4. In Australia, providing false or misleading information to a government entity is a serious offence. This includes:

- Outright false statements: Providing information that is factually incorrect.
- Omitting crucial details: Leaving out important information that alters the understanding of the situation.
- Creating a false impression: Presenting information in a way that leads to incorrect conclusions, even if some facts are true.

The degree to which the Application might meet the threshold for providing false or misleading information to a government entity must be tested. A formal assessment by qualified entity or person providing recommendation is appropriate.

Yours sincerely



Jeffery R Bishop

12 Seale Street

Fannie Bay, NT 0820

18/12/2025

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

CONCERNS REGARDING THE PROPOSED RV PARK OBJECTION TO THE RV PARK DEVELOPMENT- PA2025/0416

I am writing to express my opposition to the proposed development of an RV park near Seale Street. According to the plans, the park will ultimately contain 40 bays, which I believe is a substantial number given the size of the designated area.

As a resident living close to the proposed site, I am deeply concerned about the negative impacts this development would have on the local area.

The introduction of a high-density, transient-use development such as an RV park is likely to worsen existing traffic problems on surrounding roads, particularly Conacher Street and Seale Street. The access point to the site is located on a busy road, which would make entry and exit hazardous for both vehicles and pedestrians, including cyclists. During the Dry Season, quite a number of visitors get off the public bus on East Point Road to walk to the museum along Conacher Street.

An increase in occupancy, traffic volumes, noise, bright lights, and overall activity would result from the RV park. This heightened level of disturbance would negatively affect the current character and tranquillity of the neighbourhood.

Allowing this development would set a precedent for further projects that may gradually erode the remaining green spaces in the area, diminishing the valuable open land that is left.

Residents of Seale Street already observe a growing number of larger vehicles, including mobile homes and cars towing caravans, utilising Seale Street to travel towards the CBD or the Stuart Highway. The proposed RV park would add to this existing congestion.

There has been an absence of community engagement regarding this matter, and I am concerned about the future appearance and maintenance of the RV park over the next five years. Additionally, I question whether the surrounding residents were given an opportunity to share their concerns prior to the completion of the planning process. I am a resident of the area, and it appears that few proponents share this status. Therefore, I respectfully object to the proposal in its current form.



Diana Maddalozzo

15 Seale Street

Fannie bay 0820

12.12.25

I Nathan Hine from 13 Leichhardt cres formally reject the application to the proposed PA2025/0416 - Exceptional Development application



19-12-25

19 December 2025

Richard Iap
5 Seale Street
Fannie Bay NT 0820
richard@hugroup.com.au

Dear Whom It May Concern,

PA2025/0416 - Exceptional Development

I am writing to provide comments in regards to the development plans for a Recreational Vehicle (RV) Park on the western half of their lease at 8 Conacher Street, Fannie Bay NT 0820.

Having reviewed the plans and documentation provided for the proposed RV Park, I have concerns over the suitability of the proposed location of the RV Park.

The public roads and infrastructure currently in place already have considerable traffic and safety issues with cars, bicycles and pedestrians entering and accessing the Museum and Art Gallery, Darwin High School Darwin Ski and Bowls Clubs along Conacher Street. Only recently there was a car that drove into a family home along East Point Road and Seale Street due to traffic entering/exiting Conacher Street.

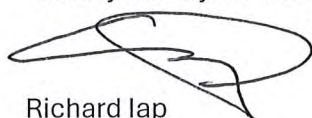


Conacher Street and Artkins Drive are not designed to handle RVs, caravans and the size of vehicles used to tow caravans and other recreational items. The roads and pathways are not able handle these vehicles and make the roads surrounding the areas more hazardous. Families daily walk down from surrounding houses in Fannie Bay and Parap to access the public areas along Ski Club, and this potential proposal changes the overall amenity.

I also bring up concerns about the lighting of the RV Park area, as currently the spotlights over the bowls club already provide significant lighting spill and the bright/intrusive lights can be seen from the surrounding residential houses. More lights and lighting spill to the area will again bring significant amenity change.

I believe the area around side/rear of Vestey's Beach would be better suited to the proposed RV Park, along with upgrades to surrounds roads and public infrastructure. Located slightly further away from residential houses and along with the recent City of Darwin Council upgrades make it a more suitable location for consideration.

Thank you for your consideration.



Richard Iap

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

Submission from Iain Summers
14 Kellaway Street
Fannie Bay

Insufficient financial information is provided with the submission to illustrate how it will be financially sustainable through the development phases and into its fully operational phase.

Under the Staging paragraph on page 10, the proponent states: "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."

Further extracts show:

"Stage 1 of the Development

This stage will be financed over a period of 18 months

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.

Stage 2 of the Development

This is estimated to commence two years after the initial commencement of operation
Complete 10 more sites with the connection of water and electricity"

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 80 sites proposed, is not clear whether Stage 1 will have 60 sites, since Stages 2 and 3 only add 10 sites each.

The Development Assessment Service should ask the proponent to provide detailed financial projections showing sites expected to be available through each stage, the associated revenues and expenses projected across the high and low season months, and how the revenues net of expenses contribute to funding of the later stages.

An independent financial consultant should be asked to review these projections.

Unless this information is provided, there is insufficient opportunity to assess whether the project has a reasonable probability of being viable and sustainable, and if not, approval should be withheld until this information is made available for assessment.

Iain Summers

Submission re proposed development

Lot 05437 Town of Darwin
8 CONACHER ST
FANNIE BAY

Having read the proposal, I have concerns around several areas of the proposed RV park at Conacher St, Fannie Bay.

As a local resident who frequently walks in this area, I believe the increase in traffic going through the street has not been adequately addressed. Especially as there is not right turn onto East Point Road, therefore that traffic will be required to use the road with the Middle School, which is putting students at risk.

The proposal states that the land is derelict - this is not accurate. The land is kept tidy and regularly has the grass cut. The only derelict part is that the fence needs repairing.

The proposal also indicates that there is illegal camping on the site. This is not true. Nobody camps on the site. Occasionally I have observed a caravan or two parked up next to the bowls club that appear to be either staff or known to the club. Nobody camps on the site.

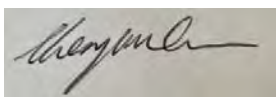
The nature of people visiting the park and the length of stay has not been addressed in the proposal – Is it intended for long term use? If so this causes concerns re permanent residency of the site.

The proposal states that public toilets are available at the Ski Club and Bowls Club. This is not true. These toilet facilities are for the use of patrons at the clubs only.

One of my biggest concerns is the inaccurate mention that the site is 500m from residences. This is simply not true. There are houses facing the junction that would be directly affected by the proposed site and are easily within 200m of the proposed site.

I believe that, before this proposal can go ahead, there needs to be much more transparency and honesty regarding the plans.

Regards,

A handwritten signature in black ink, appearing to read 'Cheryl Gunn', written on a light-colored background.

Cheryl Gunn

18 December 2025

Rodney McComiskie
22 Seale Street
FANNIE BAY NT 0820

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

RE: Exceptional Development Permit application for Proposed Recreational Vehicle Park on Lot 5437, Fannie Bay, NT (on behalf of the Darwin Bowls and Social Club)

Dear Sir / Madam

I would like to formally object to the above application on the basis the proposed land use is inconsistent with the Northern Territory Planning Scheme, the Darwin Inner Suburbs Area Plan, and the Darwin Bowls and Social Club's (Club) own current Masterplan¹. It is my firm opinion the proposal may deliver benefits to a small cohort of business owners (assuming the RV park is run effectively and is commercially viable – which is not established in the proposal), but this would certainly be to the detriment of the local community and broader Darwin and tourist population who visit the iconic Fannie Bay foreshore area.

Notwithstanding the purpose of an Exceptional Development Permit is to assess whether a proposal represents a higher and better use for land, it is reasonable for the community to expect that the use is broadly consistent and does not 'jar' with adjoining (or proximate) land uses and local amenity and values.

Section 42(1) of the *Planning Act 1999* (Act) states "In deciding whether to grant or vary an exceptional development permit under section 40, the Minister must take into account the matters specified in section 51(1)(d), (h), (j), (k), (m), (n), (p), (pa), (r), (s) and (t)". Table 1 below follows the same heading structure as in the Club's proposal and details my analysis and comments regarding the application.

Table 1: Commentary on the Club's statements in Section 6 of its proposal

51(1)(d) Waste Management	The RV park is unlikely to have a material impact.
51(1)(h) Merit	<p>The Act does not define merit, but it is commonly considered the quality of being particularly good or worthy, especially so as to deserve praise or reward. The Club's proposal considers 'merit' as having financial, amenity and environmental dimensions. I contend that while the RV park proposal may have 'merit' for the Club and a very small number businesses in the vicinity, it has limited 'merit' when viewed from a broad-based, community and amenity perspectives.</p> <p>The proposal states it "will bring significant financial, social and environmental benefits to the Fannie Bay community". I do truly wish the Club had tested this statement <u>with</u> the Fannie Bay community (and the Club's Members²), rather than making this misleading statement.</p> <p>Financial: I could not source the Club financial statements online so the statement regarding reliance on grants is taken at face value (and it likely to be true). In the absence of a business case or plan for the proposed RV park</p>

¹ <https://www.darwinbowlsclub.com.au/dbsc-masterplan/>

² The minutes of the Club's Board of Management meeting of 6 May 2025 state "The Board was asked to be more transparent about the proposed RV park". See: <https://www.darwinbowlsclub.com.au/board-minutes/>

	<p>it is not possible to understand any financial benefits that may accrue to the Club or more broadly. I would be keen to explore and understand how the Club will fund development of the proposed RV park (given a reliance on grants), and how it will manage what is essentially a caravan park. This is far outside Club's current management experience and the scale and complexity could expose management capability. For mine, the proposal may generate a few 'winners' but will generate many losers. Also, it is unclear whether the proposal would create competitive neutrality issues the Club would need to manage, given it would gain a competitive advantage over commercial caravan park operators by virtue of having prime land at nil expense (assuming the Club's lease payments to Government are nil or peppercorn only).</p> <p><u>Social and Local Amenity:</u> zero evidence is provided to support statements in the proposal, which therefore should be taken as no more than opinion. To suggest having 40 RVs and their occupants in a relatively small geography will only have positive social and local amenity impacts is fanciful. This may vary depending on whether RV park users are long-stay or short-stay visitors, but to totally ignore the prospect there may be 'downside' impacts is emblematic of the Club's approach. The Club seems entirely blinkered by the prospect of a new revenue source.</p> <p><u>Environmental Considerations:</u> see comments for Social and Local Amenity.</p>
<p>51(1)(j) Land Capability</p>	<p>It is unclear whether the statements in this section are based on the observations/musings of the authors (or a landscape gardener) or are supported by advice from professional surveyors and environmental scientists. This is a material issue that warrants further detail to inform the decision-making process.</p>
<p>51(1)(k) Public Facilities/ Open Space</p>	<p>The RV park is unlikely to have a material impact.</p>
<p>51(1)(m) Public Utilities or Infrastructure</p>	<p>In the absence of a business case, it is not possible to assess whether the proposed 'dump point' would require upgrades to existing infrastructure. Section 7 of the proposal (page 10, 'Stage 1 of the Development) states:</p> <ul style="list-style-type: none"> • "If the Power and Water approve the Dump point where it's shown on drawing A01, without upgrading the sewer mains, <i>which we believe they will</i> (my italics), 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." <p>The Club does not appear to have undertaken the necessary due diligence to be able to make its statements addressing s51(1)(m) criteria.</p>
<p>51(1)(n) Existing/ Future Amenity</p>	<p>The Act defines amenity as "in relation to a locality or building, means any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable."</p> <p>I am aware that other Seale Street and East Point Road residents have shared strong views regarding traffic management. I wholeheartedly support their perspectives regarding impacts on my local community.</p> <p>I am particularly offended by the egregious and dishonest statements in the proposal regarding the proximity of the RV park to local residents, noting the whole RV park will be within 300 metres of residential premises. The</p>

	proposal refers to past “good management” and that “with the same good management” any noise impact will be negligible. Running a low-volume bar that closes at a relatively early hour each evening versus running an onsite accommodation facility with no permanent onsite management are two very different things. Notwithstanding my position that the proposal has very limited (if any) broad community-enhancing merit, I am also concerned about the capacity of the Club to deliver such a proposal in the manner it suggests.
51(1)(p) Public Interest	Based on the criteria as per this section the RV park is unlikely to have a material impact.
51(1)(pa), (r), (s), (t) Water Extraction, Heritage, Water Act, Other	Not applicable, or the RV park is unlikely to have any material impacts.

For mine, an important outcome of good planning is that adjacent or proximate land uses complement each other and enhance (not detract) broader community amenity. The proposal to use land zoned for Organised Recreation for purely commercial purposes to solely benefit the project developer (I am assuming the Club’s lease conditions allow the proposed use) is quite simply, offensive – and the absence of community engagement is appalling.

I consider the proposal to have no merit, to be singularly focussed in its perspective (i.e. not balanced) and to be purposely misleading and dishonest at times (e.g. page 1 “With the recent proposal, by the Darwin City Council, to redevelop the adjacent Bundilla precinct to attract tourism ...”. The 131-page *Bundilla Beach Reserve Master Plan* makes two references to tourism, one with respect to tourism and cultural facilities at MAGNT and the other that “the CEO shared that Larrakia Nation Aboriginal Corporation invests into exploring tourism and program opportunities, such as dance performances, bush food experience and Saltwater Welcome Ceremonies”). This is important because it gives the impression the Club’s proposal is aligned with broader community views and government’s ‘direction’ for the area, while in reality it is far removed from the community’s, governments and the Club’s short-term or long-term priorities (e.g. with its *DBSC Masterplan*).

For the above reasons I strongly recommend the decision maker does not approve this Exceptional Development Permit application, and please feel free to contact me if you would like to discuss my submission.

Kind regards



Rodney McComiskie

Objection to the proposed RV Park Development at Darwin Bowls Club. Application PA2025/0416. Lot 5437. Town of Darwin.

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

Dear Sir/Madam

I am writing to formally object to the application for the Exceptional Development Permit on Lot 5437, Darwin Bowls Club (8 Connacher Street, Fannie Bay NT). As a permanent resident of 15 seal St Fannie Bay I have witnessed an experienced firsthand the recurring issues that significantly impact both residents and visitors in the Museum Precinct, encompassing the Darwin Bowls Club, Museum and Art Gallery of the NT, Darwin Ski Club and the Bundilla Beach development.

Primary Concerns

1. Zoning and Land use

the site is currently zoned as Organised Recreation (OR), with a proposal to convert it to an Exceptional Development Permit (EDP) to facilitate an RV park. This change is incompatible with the intended use for the remaining parcel of open land. According to the Darwin Inner Suburbs Area Plan and its guiding principles for public open space and organised recreation, there should be **no** net loss to organise recreation space. The proposal directly contradicts these principles, as the plan emphasises retention and enhancement of land for recreation or passive uses. An RV Park does not align with these objectives and represents an inappropriate development for this location.

2. Loss of Recreation and Green Space

the Fannie Bay Area has experienced a gradual erosion of public and green spaces. The proposed Van Park with 40 bays would occupy 47 % of the vacant lot (1.2 hectares), leaving no meaningful provision for green open space or significant shading. This scale is excessive and fails to consider the communities need for accessible landscaped recreation areas. The proposal would further diminish the available open space contrary to the area plans direction.

3. Traffic Impact and Road Safety

Over recent years, traffic volumes on Connacher Street have increased markedly causing congestion and confusion, particularly at the intersection with East Point Road - and Seale Street and East Point Road intersect. This increase is linked to rising visitations to the Precinct venues. This has led to several accidents and near misses. The proposal does not adequately address the impact of additional vehicle movements from the RV Park nor does it consider

the disruption to residents in Seale Street and Leichardt Street. There is an urgent need for independent traffic surveys and intersection redesign before any development can proceed.

4. Amenity and Noise Concerns

Residents have reported increasing issues with noise from the Darwin Bowls Club bar area particularly due to loud music (Bass), and ambient noise late into the evening. The proposed RV park with its proximity to homes as close as 125 meters will exacerbate these problems through increase vehicle movements and generator usage especially during the dry season. Current management practises at the Darwin Bowls Club have not adequately addressed noise complaints. Further, development without robust noise management policies is unacceptable.

5. Environmental Considerations

Claims that the RV park will have minimal environmental impact are untested and lack supporting evidence. The presence of 40 vans, increased generator use and the installation of a 'dump point' for sewage disposal introduce risks of odour, noise and potential contamination. The management plan for sewage and greywater disposal is inefficiently detailed and the assurances regarding contamination prevention are inadequate, given the site's proximity to residential areas and changing climatic conditions.

6. Definitions and Intended Use

The proposal lacks clarity regarding the definition of an intended operation of the RV Park. It is described as catering to self-contained recreational vehicles. Observation of the annual migration to Darwin Bowls Club by interstate visitors, approx. 10 or so vans per year, few if any are self-contained. The large-scale proposal for 40 bays suggests a commercial Caravan Park rather than a facility for visiting bowlers is intended.

The absence of clear operational guidelines and seasonal intent raises concerns about the long-term impact on the neighbourhood. Is it a seasonal operation or a year-round commercial Caravan Park.

7. Public Infrastructure and Facilities

Essential infrastructure such as public toilets and ablution blocks is not adequately addressed in the proposal. Existing clubs in the precinct are at a capacity during peak season and cannot be expected to provide facilities for the RV Park visitors. The Bowls Club must commit to upgrading and developing new facilities to meet their needs of both patrons and visitors.

8. Social Impact and Community Amenity

Statements regarding the reduction of itinerant and backpacker presence on the site are unfounded; There is no evidence of such issues at the Bowls Club grounds in recent years. Furthermore, the proposal does not consider the potential for increasing anti-social behaviour with the proposed development i.e. humbug for cigarettes, alcohol-nor does it provide meaningful benefits to the

local residential community. The area is already under pressure from tourism and requires a balanced approach to development

Consultation and Community Engagement

The process of community engagement and consultation regarding this proposal has been wholly inadequate. Residents were notified only via 2 letter drops (May & December) and Facebook with no genuine opportunity for input or discussion. *The Darwin Bowls and Social Club did not provide communication or engagement at any time in this matter.*

The timing of notifications particularly close to Christmas has hindered meaningful participation. Both the Bowls Club and the Local Member have failed to communicate effectively with the community.

Note: I have visited numerous elderly and established residents in the area - they do not engage with Facebook. A gross oversight by the Proponents and the Local Member.

Conclusion

The concerns outlined above, zoning incompatibility, loss of recreational space, traffic and safety issues, environmental risks amenity and noise impacts, insufficient infrastructure, and lack of genuine community engagement, forces me to strongly *object* to the proposed change of the *Zoning* from Organised Recreation to Exceptional Development Permit and the development of the RV Park at lot 5437. The scale of the proposal is excessive and the process to date has not provided confidence or merit.

Recommendations

- The proposal should not proceed in its current form. Consideration must be given to a scaled back development that prioritises green space and community amenity.
- Comprehensive traffic and environmental impact assessments are essential prior to any approval
- Robust policies on noise management, vehicle movement and public infrastructure must be developed and implemented
- Genuine consultation and engagement with residents must be undertaken before any further action
- The concerns of impacted residents should be given rightful consideration, and the Exceptional Development Permit should be *refused* until these issues are satisfactorily addressed.

I trust that the Development Assessment Services, the Minister of Lands, Planning and Environment and the Development Consent Authority will take these concerns seriously and act in the best interests of the Fannie Bay community.

Sincerely

A handwritten signature in black ink, appearing to read 'Nick Di Candilo', followed by a large, stylized circular flourish containing the letter 'A'.

Nick Di Candilo

15 Seale Street

Fannie Bay NT 0820

E: nickdicandilo@bigpond.com

Attachments:

Attachment 1. Organized Recreation extract. (Darwin Inner Suburbs Area Plan)

Attachment 2. Accident: Connacher/Seale St & East Point Road (25/11/2025)

Attachment 3. RV Code of Conduct

Attachment 4. Noise complaints Darwin Bowls & Social Club

Attachment 5. Letter from Darwin Ski Club

Planning Principles (continued)

Public Open Space	
Objectives	Acceptable Responses
1. <i>Retention of current parkland and foreshore spaces for cultural, social and environmental purposes.</i>	No net loss of public open space or development other than to provide: <ul style="list-style-type: none"> • low scale public amenities associated with the public open space function of the land; • further enhancement of the function of these spaces; or • maintain and install essential infrastructure and services.
2. <i>Protection of public access to foreshore spaces and established park spaces associated with the foreshore, including the George Brown Botanic Gardens.</i>	Upgraded play equipment, park furniture, shade and landscaping provided in public open spaces.
3. <i>Enhancement of existing public open spaces.</i>	In accordance with the communal and open space requirements of the NT Planning Scheme.
4. <i>Additional public open space within large developments.</i>	

Organised Recreation	
Objectives	Acceptable Responses
1. <i>Retention and enhancement of land currently used for organised recreational activities.</i>	No net loss of organised recreation land, unless an existing Specific Use Zone allows for change of use on a specific site. Redevelopment of facilities associated with the water sport clubs, the Darwin Bowls Club and the Sky City Casino only: <ul style="list-style-type: none"> • within the boundaries of those specific sites; • in a manner consistent with the relevant provisions of the NT Planning Scheme.
2. <i>New active and passive recreation uses.</i>	Development of new recreation facilities on underutilised land within existing organised recreation areas.



Attachment 2

SELF CONTAINED VEHICLE POLICY & LEAVE NO TRACE



The Campervan and Motorhome Club of Australia Limited (CMCA), the largest recreational vehicle Club in Australia, has established the Self Contained Vehicle (SCV) Policy and Leave No Trace* (LNT) Code of Conduct. CMCA has long been at the forefront of promoting environmentally responsible camping and overnighting. The SCV policy and LNT Code of Conduct is a means of demonstrating to councils and other authorities that self-contained vehicles need not have a negative impact on the environment, even if a campsite has no facilities.

Members who participate in the LNT program must have a vehicle that meets the requirements of the CMCA SCV policy for the holding of fresh, grey and black water, as well as storage capacity for garbage waste. To qualify, a self-contained vehicle must retain all waste within the confines of the vehicle, and leave no trace of its visit to a site. Vehicle owners must sign a declaration that they will comply with the SCV policy and abide by the LNT Code of Conduct. Vehicles that have qualified for the program will display an accreditation card on their vehicle. This satisfies proof by the vehicle owner of their participation in the program should any verification be required by controlling authorities.

CMCA acknowledges that it is a privilege for mobile travellers to be allowed access to controlled areas, and will strive to develop and maintain the credibility and integrity of the SCV policy and LNT Code of Conduct. The efforts of CMCA in promoting responsible travel will not only benefit its members and all RV travellers, but will bring considerable benefits to local councils and communities who provide facilities for our use and enjoyment.

The Regulating Authority of the Self Contained Vehicle Policy and Leave No Trace Code of Conduct is the Campervan and Motorhome Club of Australia Limited, ABN 16 095 568 157, 49 The Avenue, Wickham NSW 2293, Ph: 02 4978 8788.*

Attachment 4



Letter from DBC
2.pdf



Letter from DBC .pdf

Attachment 5



Darwin Ski Club letter
of Support.pdf

Jason, lets continue to work harmoniously to maintain good relations.

Sincerely

Nick Di Candilo

Seale St

Fannie Bay NT

M; 0447964251

Sent from [Mail](#) for Windows

From: [Manager | Darwin Bowls Club](#)

Sent: 21 May 2024 18:51

To: [Nick DI Candilo](#)

Subject: RE: Noise complaint

Good afternoon Nick

Please let me start by apologising for not getting back as quickly as you would have liked. Please appreciate that I do not have a dedicated admin team and did not have the time over the weekend to give you a proper response.

We also apologise for last Wednesday. We did have new staff on, and they forgot to switch off the speakers under the large cover as soon as it was cleared, which is my directive. As we have spoken about before, the echo that is caused by the cover is what causes any issue.

It was a once-off, as you already knew, and everyone has been reminded once again.

I know that you had to put up with a bit of unnecessary noise over the course of the week, and I am sorry that we were the cause of some of it. If you would like me to co-sign any letter of complaint in regards to the excessive noise and light show from your neighbours at number 26 on Saturday, I will be happy to do so. We could make out the songs they were playing from the club house over our own music as well as the rumblings from BassintheGrass. I can only imagine how much worse that would have been for you and your other neighbours. I even made notes if you need.

Kind Regards

Jason Williams

Venue Manager

Darwin Bowls & Social Club

Noise Complaint

From Greg <condohtl@bigpond.net.au >

Date Mon 02/06/2025 10:43

To nickdicandilo@outlook.com <nickdicandilo@outlook.com>; Jason DBC | Darwin Bowls Club <manager@darwinbowlsclub.com>; Barry Orr <barry.orr2@bigpond.com>; Hilary Hunter <hilaryhunter13@gmail.com>

Good Morning Nick

I would like to introduce myself.

My name is Greg Cooper and I am a board member

Of Darwin Bowls Club. I would like to say that I am deeply concerned that this incident has occurred. To try and resolve this matter quickly and satisfactorily my first step is to forward your e mail to all members of the Board so they are fully aware of your concerns. I have had preliminary discussions with Adrian this morning and I am going to sit down with Adrian this afternoon . I will endeavour to resolve this matter. I will keep you in the loop as I move forward . The concerns that you have raised I will address after talking to the Board Executive.

Feel free to contact me my number is 0412316552

Regards

Greg Cooper

Sent from my iPhone



Northern Territory Water Ski Association Incorporated (NTWSA)

Trading as: Darwin Ski Club

Incorporated Association No: 00049C

ABN – 92 261 410 890

NT Liquor Licence No - 81401269

ntwsa@darwinskiclub.com.au

www.darwinskiclub.com.au

20 Conacher Street, Fannie Bay, NT, 0820

GPO Box 980, Darwin, NT, 0801

Phone: (08) 8981 6630

16 December 2025

Development Assessment Services and Lands Planning

RE: PA2025/0416 - Exceptional Development Permit Application

**Darwin Bowls and Social Club – Proposed Recreational Vehicle (RV) Park at Lot 5437 (8)
Conacher Street, Fannie Bay, N.T., 0820**

Submission to Proposal by the Darwin Ski Club

The Darwin Ski Club provides the following submission to the above referenced Exceptional Development Proposal by the Proponent; Darwin Bowls & Social Club, during the exhibition period.

We emphasise that the Darwin Ski Club has previously and is still supportive in principle for the proposal of the facility of a Recreation Vehicle commercial accommodation facility within the Fannie Bay area, if the proposal overall appropriately addresses the community and co-habiting facilities such as ours.

Upon review of the Permit Application put forward by the Proponent, the Darwin Ski Club seek to highlight some matters of observation and importance, when giving consideration to the proposal being further progressed and approved.

Those matters relate to the following;

1. Management of Traffic Impacts to Conacher Street and East Point Road

- a) The Proponents application makes references to the existing roads adjacent to the site, to be used by the RV's as being appropriate and serviceable for higher traffic frequency, particularly during the busier Dry Season;
- b) The Proponents application notes that traffic impacts to East Point Road will be '*minimal*';
- c) Through extensive consultation by the Darwin Ski Club with local residents residing within those same existing roads over many years regarding increased traffic usage by patrons attending the Darwin Ski Club; we don't agree that the existing roads are appropriate and serviceable for higher traffic frequency without additional mechanisms in place to manage increased traffic appropriately which do come at significant costs;
- d) The existing Conacher street and East Point Road intersection is of particular concern through increased traffic usage, as has been proven over many years by increased traffic using this intersection, where larger patronage occurs at the Darwin Ski Club;
- e) As a result, as a result of close consultation with the local residents, deliberate traffic management is implemented on such occasions, to remove access by patrons to this intersection, particularly the exit from Conacher street into East Point Road, which has had significant ongoing issues with various traffic accidents as a result of its poor and inadequate design has delivered appropriate management of traffic; and
- f) We encourage through the approval of the proposal, that it includes a redesign of the intersection of Conacher Street and East Point Road, to either discontinue the exit point from Conacher Street into East Point Road, or re-design the intersection to allow for higher usage, particularly by larger RV's, and allows safe operation by the users and removal of impacts of inadequate traffic management to adjacent residential streets.

2. Entrance to RV Park off Conacher Street

- a) We observe that the entry to the proposed RV park has a very restricted waiting area within the immediate property boundary prior to the boom gate entry;



- b) We have concerns that this waiting area is simply not sufficient for larger RV's or similar to park and wait whilst accessing the park, more than likely forcing the users to park on Conacher Street as the development has not considered to include a slip lane or parking bays off Conacher street to the entry point;
- c) Parking of large vehicles on Conacher Street, is particularly problematic in this area as the width of the carriageway restrains the ability to park vehicles to the shoulder, and still maintain a clear two-way trafficable access at all times;
- d) This exacerbates our concerns as highlighted in Item One (1) above regarding traffic congestion and impacts to already under pressure traffic intersections to Conacher Street as highlighted; and
- e) We encourage the approval of the Proposal to include a requirement for the Proponent to either increase waiting areas suitable for parking larger RV's within the Proponents property boundary safely to allow parking prior to accessing the park to remove the potential congestion to Conacher Street caused by waiting RV vehicles.

3. Impact on Public Infrastructure and Infrastructure

- a) We note the Proponents application refers to toilets being available for Public Use at the adjacent Proponents location; the Ski and Sailing Clubs and the Museum and as such no further toilets for public use should be included in the RV park proposal;
- b) We note that the Proponent did not consult with the Darwin Ski Club prior to including this purported position that their toilets could be used by RV park patrons in their proposal;
- c) We put to the Proponent that the toilets and amenities at the Darwin Ski Club are not for use of the general public, they are for use by the Members and their guests, staff and contractors only;
- d) We have concerns that the Proponents proposal does not adequately address the requirements for on site amenities including sufficient and appropriate toilets, noting the existing condition of the Proponents toilet facilities is poor and inadequate for existing uses of the Proponent, let alone increased patronage from RV park patrons;
- e) Our concerns extend that if the Proponents perception that 'public toilets' are available at other facilities within the area, particularly the Darwin Ski Club being the closest to the RV Park, that users of the RV Park will defer to the Ski Club's existing facilities and have a direct impact on Darwin Ski Club's Members and other parties rights to usage, and importantly present an ongoing operational management issue and increase to cleaning costs as a result; and
- f) We request that the Proponent reconsiders their plan for toilets and amenities and is required to establishing their own suitable and sufficient toilet and amenity facilities should the development be approved, to include from Stage One to negate impacts to other facilities amenities within the adjacent area.

We urge the Development Assessment and Lands Planning to consider our matters and recommendations for the Proponents proposal as outlined above in considering approval of the application.

If you have any questions about our support for this application, please contact me on the below details anytime.

Yours sincerely,

Paul Gurr

treasurer@darwinskiclub.com.au

Ph: 0419 977 301

Treasurer, Public Officer & Liquor Licence Nominee

Northern Territory Water Ski Association Incorporated

19 December 2025

Mario Maddalozzo
4 Giles Street
Fannie Bay NT 0820
Mario.Maddalozzo@wsp.com
0407 007 871

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

das.ntg@nt.gov.au

Formal Objection - Development Application PA2025/0416 (Exceptional Development Permit - Caravan Park)

Dear Sir / Madam,

I am writing to lodge a formal objection to Development Application PA2025/0416, submitted by the Darwin Bowls and Social Club. The application seeks approval for an Exceptional Development Permit (EDP) to allow the establishment of a Caravan Park (recreational vehicle park) to be developed in three stages at Lot 05437, Town of Darwin (8 Conacher Street, Fannie Bay). I am the owner of 4 Giles Street, Fannie Bay, and 24 East Point Road Fannie Bay approximately 150 metres from the proposed development site. Due to this proximity, I am directly affected by the potential impacts of the proposed use.

My objection is made with reference to the Northern Territory Planning Scheme 2020 (NTPS2020) and is based on the following grounds:

- **Inconsistency with Zoning Intent and Strategic Planning Principles**
The proposed caravan park is not a permitted or discretionary use within the current zoning of the site. NTPS2020 emphasises that zoning exists to ensure land uses are compatible with surrounding development and long-term strategic planning outcomes. Approving an EDP for a use fundamentally inconsistent with the zone undermines the integrity of the planning framework and sets an undesirable precedent.
- **Failure to Meet Exceptional Development Permit Criteria**
Under NTPS2020, an EDP should only be granted where:
 - the proposed use cannot reasonably be located elsewhere
 - the development provides a clear public or strategic benefit
 - the proposal will not unreasonably impact surrounding land usesIn this case, caravan parks are not location-dependent and can be accommodated in zones specifically intended for tourist or short-stay accommodation. No compelling public benefit has been demonstrated, and the proposal introduces a transient, high-turnover use into a predominantly residential and recreational precinct.
- **Impacts on Residential Amenity (NTPS2020 Clause 6.5 - Amenity)**
The development is likely to generate:
 - increased noise
 - increased traffic movements, including large recreational vehicles
 - light spill from vehicle movements and site operations
 - reduced privacy for nearby residentsThese impacts are inconsistent with Clause 6.5 of NTPS2020, which requires development to protect the amenity of adjoining and nearby properties.
- **Traffic, Access and Safety Concerns (NTPS2020 Clause 6.6 - Access and Parking)**
The proposal will significantly increase traffic volumes on local roads not designed for high-frequency RV movements. This raises concerns regarding:

- congestion on Conacher Street and surrounding roads
- pedestrian and cyclist safety
- conflicts with existing event traffic from nearby venues

The application does not demonstrate compliance with NTPS2020 requirements for safe and efficient access.

➤ Environmental and Coastal Considerations (NTPS2020 Strategic Framework)

The site is located within a sensitive coastal and recreational precinct. NTPS2020 emphasises the need to protect coastal environments, maintain public access, and avoid intensifying development in constrained areas. A caravan park introduces a high-intensity use that is inconsistent with the environmental and recreational character of the area.

➤ Cumulative Impact on the Character of the Precinct

The Fannie Bay foreshore precinct already accommodates significant recreational and cultural facilities. Introducing a caravan park would increase pressure on public infrastructure and alter the established character of the area, contrary to the strategic planning outcomes of NTPS2020.

Conclusion:

For the reasons outlined above, I respectfully request that Development Application PA2025/0416 be refused. The proposal is inconsistent with the Northern Territory Planning Scheme 2020, does not meet the criteria for an Exceptional Development Permit, and would result in unacceptable impacts on residential amenity, traffic safety, environmental values, and the established character of the Fannie Bay precinct.

Thank you for considering my submission.

Yours faithfully,



Mario Maddalozzo

PO Box 25
PARAP NT 0804

We, Darwin residents, strongly object to the proposed Caravan / RV Park at 8 CONACHER STREET, FANNIE BAY - Planning Application PA2025/0416.

Key reasons for our objection:

1. Very recently, the Darwin City Council proposed a similar Caravan / RV/RV Park at Bundilla beach nearby - there was overwhelming public opposition, and the proposal was deemed unsuitable for the area. This new development application will give rise to the same concerns.
2. Massive increase in traffic congestion, noise and light affecting nearby homes
3. Significant issues with waste management and environmental concerns
4. Destroys the residential and coastal character of Fannie Bay
5. Serious child-safety concerns – very close to Darwin Middle and High Schools
6. Proven negative impact on property values for surrounding areas
7. Sets dangerous precedent for remaining coastal land
8. Far better alternative sites exist outside residential areas
9. We have concerns for the serious lack of community consultation and timing for this application

We have put this petition together to ensure the views of all residents are heard (particularly elderly residents who are not tech savvy and cannot easily submit their objections).

Signatures of Darwin residents:

Name	Address / Contact number	Signature
Nick Di Paolo	15 Seale St RD	
F. Finocchiano	14 Seale St	
Joyce Vandermaas	12 Seale St	
Jeffery R BISHOP	12 Seale St	
Glenn Richards	9 Elizabeth St	
MAN MCEUG	16 East Pt Road	
CARLO RANBARZZO	13 SEALE ST	
MIMI	1 Seale St	
Viv Forrest	10 Seale St	
PETER FADELLI	29 GRADAM ST	
Simon Spillet	6 Leichhardt	
Maria Kondaris	6 Leichhardt	
Riccardo Lelli	47 May St	
M. G. M.	1 McDonald St	
Merie Finocchiano	2 Mac do nola	
FEDERICO FERRARI	12 M ^c KINLAY st	
Leanne Hunt	9 Seale Street	
Tommy O'Rner	9 Seale Street	

We, Darwin residents, strongly object to the proposed Caravan / RV Park at 8 CONACHER STREET, FANNIE BAY - Planning Application PA2025/0416.

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We have put this petition together to ensure the views of all residents are heard (particularly elderly residents who are not tech savvy and cannot easily submit their objections).

Signatures of Darwin residents:

Name	Address / Contact number	Signature
ROBIE ROBINSON	EAST POINT ROAD	[Signature]
KON. KAPETANIDIS	EAST POINT ROAD	[Signature]
IRAKLIS GILAS	49 Yambury Ice	[Signature]
Andreas Parzentes	04630430	[Signature]
Jaczi Halbits	0414312792	[Signature]
CHARLIE VLANNOS	0484019977	[Signature]
Nik MARKINS	0416226861	[Signature]
Adele Halbits	0199333469	[Signature]
MICHAEL KOSMIDIS	0408857024	[Signature]
John Moulton	0802599655	[Signature]
Peter Frazis	4 East point Road Fannie Bay	[Signature]
Maria Frazis	4 East point Road Fannie Bay	[Signature]

[Start a petition](#)



STOP THE PROPOSED CARAVAN / RV PARK IN FANNIE BAY

 [Sign petition](#)

117 

Verified signatures 

Change.org helps verify that signatures are from real people.



[Decision maker: Department of Lands, Planning and Environment Development Assessment Services](#)



[1 update](#)

The issue

STOP THE PROPOSED CARAVAN / RV PARK AT 8 CONACHER STREET, FANNIE BAY -
Planning Application PA2025/0416

A development application has been lodged to build a caravan / RV park on the last vacant block in the heart of our residential neighbourhood.

This is entirely the wrong location.

Key reasons to object before 19 December 2025:

1. Very recently, the Darwin City Council proposed a similar Caravan / RV Park at Bundilla beach nearby- there was overwhelming public opposition, and the proposal was deemed unsuitable for the area. This new development application will give rise to the same concerns.
2. Massive increase in traffic congestion, noise and light affecting nearby homes
3. Significant issues with waste management and environmental concerns
4. Destroys the residential and coastal character of Fannie Bay
5. Serious child-safety concerns – very close to Darwin Middle and High Schools
6. Proven negative impact on property values for surrounding areas
7. Sets dangerous precedent for remaining coastal land
8. Far better alternative sites exist outside residential areas

Full details and submission link – search Fannie Bay in the suburb field:

<https://www.ntlis.nt.gov.au/planning-notices-online/notices#/index> We would strongly encourage you to submit your own opposition submission via this link because this is the only way to ensure your voice is put before the decision makers.

Aside from this, we will also be submitting a petition with local signatures to das.ntg@nt.gov.au (the Department of Lands, Planning and Environment Development Assessment Services) so would be grateful for your signature if you would like to express your opposition.

 Support now

 **Sign petition**

[Report a policy violation](#)



A group of local residents

Petition starter

[Media enquiries](#)

The Decision Makers ⓘ



Department of Lands, Planning and Environment Development Assessment Services

[Awaiting response](#)

Supporter voices

Featured comments



Nicola, Darwin

7 days ago

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\$20

\$30

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S Update - submission of the petition New

4 days ago • A group of local residents, Petition Starter

Thank you for your support on this petition. We will be submitting this petition to the Department of Lands, Planning and Environment Development Assessment...

[Read full update](#)

100 supporters!

7 days ago

A group of local residents started this petition!

1 week ago

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 **Nextdoor**

 **Support now**

 **Post on X**

Online petition

Name	City	State	Postal Code	Country	Signed On	Mode
LG Georgiadis	Fannie Bay		0820	Australia	13/12/2025	online
nickolas georgiadis	Darwin		0820	Australia	13/12/2025	online
Vicki SkopEllis	Darwin		0830	Australia	13/12/2025	online
Maria Skopellos	Darwin		0820	Australia	13/12/2025	online
Katy Georgiadis	Sydney		2116	Australia	13/12/2025	online
Nihtaroula Christou	Sydney		2026	Australia	13/12/2025	online
Maria Maillis	Darwin		0820	Australia	13/12/2025	online
Pavo Deri	Darwin		0810	Australia	13/12/2025	online
Irene Georgiadis	Darwin		0810	Australia	13/12/2025	online
Melissa Buntine	Fannie Bay		0820	Australia	13/12/2025	online
Demetrios Christou	Fannie Bay		0820	Australia	13/12/2025	online
Ella Cawley	Jingili		0810	Australia	13/12/2025	online
Kanisha Collins	Darwin		0820	Australia	13/12/2025	online
Brendan Buntine	Darwin		0820	Australia	13/12/2025	online
Chloe Skop	Adelaide		5081	Australia	13/12/2025	online
Euan Buntine	Adelaide		5081	Australia	13/12/2025	online
Elissa Rowe	fannie bay		0820	Australia	13/12/2025	online
N B	Darwin		4000	Australia	13/12/2025	online
Catherine Maher	Darwin		0820	Australia	13/12/2025	online
Karen Dempsey	Sydney		2148	Australia	13/12/2025	online
angel skopellos	Darwin		0820	Australia	13/12/2025	online
Eric Parsons	Darwin		0810	Australia	13/12/2025	online
Timothy Gardiner	Fannie Bay		0820	Australia	13/12/2025	online
Nick Makarounas	Adelaide		5000	Australia	13/12/2025	online
Jurgen Dous	Darwin		0820	Australia	13/12/2025	online
Sara Griffiths	Darwin		0810	Australia	13/12/2025	online
Maria Rigas	Darwin		0810	Australia	13/12/2025	online
Joan Barton	Adelaide		5007	Australia	13/12/2025	online
Elle R	Darwin		0810	Australia	13/12/2025	online
Sophie Upperton	darwin		0810	Australia	13/12/2025	online
Diana Maddalozzo	Darwin		0820	Australia	13/12/2025	online
Dylan Urquhart	Darwin		0811	Australia	13/12/2025	online
John Savvas	Adelaide		5114	Australia	13/12/2025	online
Jessica Brogan	Darwin		0832	Australia	13/12/2025	online
Adrienne Fejo	NT		0830	Australia	13/12/2025	online
Carmel Rantanen	Darwin		0800	Australia	13/12/2025	online
Jude Oliver	Fannie Bay		0820	Australia	13/12/2025	online
Marianna Silva	Darwin		0820	Australia	13/12/2025	online
Janet Carter	Adelaide		5000	Australia	13/12/2025	online
Ancy Joseph	Darwin		0812	Australia	13/12/2025	online
Renaee Clements	Adelaide		5063	Australia	13/12/2025	online
Aphrodite Georgiadis	Darwin		0820	Australia	13/12/2025	online
Niki Skopellos	Darwin		5159	Australia	13/12/2025	online
Sophie Landwehr	Parap		0820	Australia	13/12/2025	online
Tanya Wight	Darwin		0820	Australia	13/12/2025	online
Katena Valastro	Sydney		2134	Australia	13/12/2025	online
Tilly Meehan	Sydney		2048	Australia	13/12/2025	online
Lizzy Cox	Melbourne		3000	Australia	13/12/2025	online
Jade Stroud	Darwin		0812	Australia	13/12/2025	online
Annabel Oliver	Darwin		0820	Australia	13/12/2025	online
Reahn Hayman	Melbourne		0820	Australia	13/12/2025	online
Alex H	Adelaide		5000	Australia	13/12/2025	online
Anna Penna	DARWIN		0820	Australia	13/12/2025	online
Chantal Valastro	Fannie Bay		0820	Australia	13/12/2025	online
Rachel Bache	Darwin		0812	Australia	13/12/2025	online
Natalie Valastro	Darwin		0820	Australia	13/12/2025	online
Jason Cole	Darwin		0820	Australia	13/12/2025	online
Bernie Dunn	Darwin		0820	Australia	13/12/2025	online
Vicki Forscutt	Batemans Bay		2536	Australia	14/12/2025	online
Nicola Di Candilo	Darwin		0800	Australia	14/12/2025	online
denise rondot	Bakewell		0832	Australia	14/12/2025	online
Lucio Maddalozzo	Darwin		0820	Australia	14/12/2025	online
Matthew McKenna	Darwin		0820	Australia	14/12/2025	online
Ben Sutton	Darwin		0820	Australia	14/12/2025	online
Adam Travan	22 Leichhardt crescent, Fannie bay		0820	Australia	14/12/2025	online
Nathan Hine	Darwin		0820	Australia	14/12/2025	online
Eliza Travan	22 Leichhardt crescent, Fannie bay		5000	Australia	14/12/2025	online
Adeen Khan	Darwin		0820	Australia	14/12/2025	online
Caitlin Dempsey-Haala	Adelaide		0820	Australia	14/12/2025	online
Salah Khan	Darwin		0820	Australia	14/12/2025	online
Michael Maddalozzo	Darwin		0820	Australia	14/12/2025	online
Lina French	Darwin		0820	Australia	14/12/2025	online
Sarah Brohan	Darwin		0812	Australia	14/12/2025	online
Jade Doley	Darwin		0830	Australia	14/12/2025	online
Laurren Sherif	Fannie Bay		0820	Australia	14/12/2025	online
Aitran Nguyen	Darwin		0820	Australia	14/12/2025	online
Eleanor Kaye	Fannie bay		0820	Australia	14/12/2025	online
Helen Christou	Darwin		0810	Australia	14/12/2025	online
Clelia Maddalozzo	Fannie Bay		0820	Australia	14/12/2025	online
Raechel Graham	Darwin		0804	Australia	14/12/2025	online
Stacey Marie	Fannie Bay		0832	Australia	14/12/2025	online
Anja Zimmermann	Adelaide		5086	Australia	14/12/2025	online

Online petition

Catherine Trinder	Fannie Bay	0820	Australia	14/12/2025	online
Uy Nguyen	Fannie Bay	0820	Australia	14/12/2025	online
Cindy Paterson	Jingli	0810	Australia	14/12/2025	online
E Eastick	Darwin	0820	Australia	14/12/2025	online
Jude Maddalozzo	Adelaide	5063	Australia	14/12/2025	online
Stella Zhang	Adelaide	5011	Australia	14/12/2025	online
Esa Dobson	Adelaide	5087	Australia	15/12/2025	online
Katerina Gilmore	Darwin	0813	Australia	15/12/2025	online
Denise Jenkins	Darwin	5067	Australia	15/12/2025	online
Brooke Makarounas	Darwin	0820	Australia	15/12/2025	online
John Halikos	Darwin	0818	Australia	15/12/2025	online
Rowena Eastick	Rapid Creek	0810	Australia	15/12/2025	online
Rikki Bruce	Darwin	0810	Australia	15/12/2025	online
Chris Skopellos	Adelaide	5086	Australia	15/12/2025	online
Paul Frazis	Darwin	0820	Australia	15/12/2025	online
Alyssa Stutenroth			Hong Kong SAR China	16/12/2025	online
Herman Kartono	Sydney	2136	Australia	16/12/2025	online
Michael Warr	Fannie Bay	0820	Australia	16/12/2025	online
Hardie Suryawijaya	Woolner	0820	Australia	16/12/2025	online
Stephanie Girle	Darwin	0820	Australia	16/12/2025	online
Angela Harley	Darwin	0820	Australia	16/12/2025	online
Alice Manwill	LARRAKEYAH	0820	Australia	16/12/2025	online
Tom Harley	Fannie Bay	0820	Australia	16/12/2025	online
Nea Harrison	Darwin	8000	Australia	16/12/2025	online
Michael Brady	37 Pacific Crescent Evans Head NSW	2473	Australia	16/12/2025	online
Judith Medley	Adelaide	5089	Australia	17/12/2025	online
Suzanne Spain	Melbourne	3000	Australia	18/12/2025	online
Robyn Wardle	Darwin	0820	Australia	18/12/2025	online
Elizabeth Glenn	Adelaide	5000	Australia	18/12/2025	online
Karen Stringer	Stuart Park	0820	Australia	18/12/2025	online
Jasmine Chow	Darwin	0820	Australia	18/12/2025	online
Cassandra Letton	Adelaide	5001	Australia	19/12/2025	online
Vincent Tang	Adelaide	5084	Australia	20/12/2025	online
Hayden Kennaway	Sydney	2134	Australia	22/12/2025	online
Maria Frazis				19/12/2025	handwritte
Peter Frazis				19/12/2025	handwritte
John M				19/12/2025	handwritte
Michael K				19/12/2025	handwritte
Adele Hakitis				19/12/2025	handwritte
Nik Hakitis				19/12/2025	handwritte
Charlie Vlamos				19/12/2025	handwritte
Jacci Halkitis				19/12/2025	handwritte
A D				19/12/2025	handwritte
I G				19/12/2025	handwritte
Kon K				19/12/2025	handwritte
Robie Robinson				19/12/2025	handwritte
Bruno Milevok				19/12/2025	handwritte
Nadine				19/12/2025	handwritte
Erika Milevoj				19/12/2025	handwritte
M M				19/12/2025	handwritte
Adrianna Milevoj				19/12/2025	handwritte
Norma G White				19/12/2025	handwritte
Rodney McComskie				19/12/2025	handwritte
Tommy O'Brien				19/12/2025	handwritte
Leanne Hunt				19/12/2025	handwritte
Federicote Ferrari				19/12/2025	handwritte
Merie				19/12/2025	handwritte
M G				19/12/2025	handwritte
Ricardo L				19/12/2025	handwritte
Maria Kanaris				19/12/2025	handwritte
Simon Spillet				19/12/2025	handwritte
Peter Fadelli				19/12/2025	handwritte
Viv Forrest				19/12/2025	handwritte
Mini				19/12/2025	handwritte
Carl Randazzo				19/12/2025	handwritte
M M				19/12/2025	handwritte
G Richards				19/12/2025	handwritte
Jeffery Bishop				19/12/2025	handwritte
Joyce Vandermass				19/12/2025	handwritte
F Finocchiaro				19/12/2025	handwritte
Nick Di Candilo				19/12/2025	handwritte
Geraldine Barclay	Adelaide	5095	Australia	23/12/2025	online
Sandra Orme	Flagstaff Hill	5159	Australia	23/12/2025	online
Don Gray	Adelaide	5000	Australia	26/12/2025	online
TREVOR HALL	Pennington	5013	Australia	26/12/2025	online
Dara Knezevic	south australia	5000	Australia	26/12/2025	online
Danuta Mroz	Adelaide	5084	Australia	26/12/2025	online
Jeffery Bishop	Adelaide	5024	Australia	28/12/2025	online
Ros Mann	Adelaide	5075	Australia	2/01/2026	online
Craig Shugg	Adelaide	5095	Australia	2/01/2026	online
Spiros Skandaliaris	Muirhead	810	Australia	4/01/2026	online
Lisa Loo	Darwin	800	Australia	5/01/2026	online
Jo-Anne White	Adelaide	5000	Australia	5/01/2026	online

Online petition

Michele Madigan	Adelaide		5159	Australia	6/01/2026	online
Grant Goddard	Adelaide		5000	Australia	6/01/2026	online
Charlie Latham			5049	Australia	9/01/2026	online
Rosemary Lloyd	Adelaide		5000	Australia	13/01/2026	online
Teresa Brown	Valley View		5093	Australia	14/01/2026	online
Joan Ward			5040	Australia	18/01/2026	online
Austin Ward	Albany	Oregon	97322	United States	19/01/2026	online
Irene Salagaras	Adelaide		5032	Australia	19/01/2026	online
Ross Thompson			5083	Australia	20/01/2026	online

Phone 1800 245 092
Web powerwater.com.au

Record No: D2025/425093
Container No: NE200/5437
Your Ref: PA2025/0416

Kaleb Thomas
Development Assessment Services
GPO Box 1680
Darwin NT 0810

Dear Kaleb

Re: Lot 5437 (8) Conacher Street Fannie Bay Town of Darwin

In response to your letter of the above proposal for the purpose of caravan park (recreational vehicle park) in 3 stages, Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. Lot 5437 is currently provided with limited power supply capacity from overhead Substation 1911 on Conacher Street.
2. The Proponent (Darwin Bowls and Social Club, DBSC) shall engage a licensed electrician to:
 - Investigate and decide the suitable power supply point and new Mains Switchboard for the proposed development.
 - Submit a revised AS-3000 maximum power demand calculation.
 - Submit a Negotiated Connection (NC) application under Australian Energy Regulator (AER) compliance process for PWS's assessment on power supply capacity upgrade works.
3. The engaged electrician shall carry out customer's internal electrical reticulation upgrade works in accordance with PWC's current NP018 Service and Installation Rules 2024 and NP010-Meter Manual.

If you have any further queries, please contact Robyn Gless Customer Connections Officer on 8924 5702.

Yours sincerely



Thanh Tang
Manager Distribution Development

26 November 2025



Container No: LD200/5437

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Kaleb Thomas

RE: PA2025/0416 - Lot 05437 Town of Darwin - 8 Conacher St, Fannie Bay NT - Caravan park (recreational vehicle park) in 3 stages

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. The developer may need to upgrade the existing water and sewer service and should contact Services Development prior to start of construction.
2. The developer is advised to engage a PWC Accredited Hydraulic consultant for design of water and sewer servicing. The Developer is advised to provide PWC with design flows as soon as details are available. The design documentation is to include timed discharge including methodology, storage, etc. No works on the dump point sewer connection is to commence prior to written approval from PWC.
3. Prior to commencement of Stage 3, PWC request to review the effectiveness of the discharge controls.
4. 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 and maintenance of testable devices.

Our database shows a device is installed **and was last tested on 08/09/2023**.

Visit <https://www.powerwater.com.au/developers/water-development/backflow-prevention> or contact BackflowPrevention.PWC@powerwater.com.au for all backflow prevention enquires.

5. Full lot fire coverage cannot be achieved from existing hydrants. Internal firefighting arrangements must be made to the satisfaction of NT Fire and Rescue Service. An internal break tank maybe required for firefighting, as direct pumping from PWC water mains is not permitted.

PWC recommends that the developers' hydraulic consultant confirm internal firefighting requirements with PWC prior to the development, so that flow capability can be adequately assessed.

6. Power and Water advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (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 (08) 9463 2089, or email waterdevelopment@powerwater.com.au

Yours sincerely

Craig Thomas

Craig Thomas
Services Development

19 December 2025

cc: Geoff Hunter
email: geoffhunter17@gmail.com

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

Our reference
04-D25-134474

Dear Development Assessment Services

Re: PA2025/0416 Lot 05437 Town of Darwin (8 Conacher St, Fannie Bay NT)

The Northern Territory Fire and Emergency Services has assessed the information received for PA2025/0416 Lot 05437 Town of Darwin (8 Conacher St, Fannie Bay NT) and advises there are no objections to the application.

However, the applicant must note the requirements of Section 12 of the *Fire and Emergency Regulations 1996* relating to Accommodation Parks are to be complied with. All associated building works are required to comply with the National Construction Code 2022, *Building Act and Regulations 1993* (NT) and relevant Australian Standards.

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.

Yours sincerely



Krystal Harvey
Director Strategic Services
Northern Territory Fire and Emergency Services

25 November 2025

19 December 2025

Mr Kaleb Thomas
Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
DARWIN NT 0801

E DevelopmentAssessment.DLPE@nt.gov.au

T 08 8999 4446

Our Ref: DLPE2025/0328
Your Ref: PA2025/0416

Dear Mr Thomas

Re: PA2025/0416 Caravan park (recreational vehicle park) in 3 stages

The above application has been assessed by the relevant environmental divisions within the department, and the following comments are provided:

Land Resources Division

Land Management Unit

Based on a desktop assessment the Land Management Unit provides the following advice.

Due to the scope of the development and minimal earthworks being proposed, the Land Management Unit does not require an Erosion and Sediment Control Plan (ESCP) condition on the Development Permit. However, the Land Management Unit also notes the excessive slope across the site, and proximity to natural drainage lines, and reiterates the importance that erosion and sediment control measures are employed throughout the development stage in accordance with the recommended Permit Note below.

Permit Notes:

1. For the purposes of best practice land management and environmental protection it is recommended that:
 - prior to the commencement of works an Erosion and Sediment Control Plan (ESCP) is developed;
 - the ESCP is implemented throughout the construction phase including clearing and early works; and
 - all disturbed soil surfaces are stabilised against erosion at completion of works.
2. Resources regarding erosion and sediment control is available on the International Erosion Control Association (IECA) website www.austieca.com.au and Land Management

Factsheets available at <https://nt.gov.au/environment/soil-land-vegetation>. For further advice, contact the Development Coordination Branch: (08) 8999 4446.

Environment and Heritage Division

Heritage Branch

The search has found that there are no nominated, provisionally declared or declared heritage places or objects within the subject area.

The search has found that there are no known Aboriginal or Macassan archaeological places and objects within the subject site. The likelihood of unrecorded Aboriginal or Macassan archaeological places has been assessed as possible. There is a small risk that Larrakia and Tiwi Islander peoples may have used this site as a burial ground during the 19th and early 20th centuries. It is recommended that an unexpected finds protocol and site inductions for heritage are developed and implemented for this project. If archaeological materials are discovered over the course of the work, establish an exclusion zone around the site and contact the Heritage Branch immediately.

Context of Heritage Branch Advice

The Northern Territory (NT) Government's Heritage Branch administers the *Heritage Act 2011* and provides authoritative advice about obligations under the *Heritage Act 2011*, including steps to take to manage the impact of proposed work on Aboriginal and Macassan archaeological places and objects.

It is important that advice given by the Heritage Branch is followed. A failure to follow advice received from the Heritage Branch may be considered as evidence in an investigation if damage occurs to a declared heritage place, an Aboriginal or Macassan archaeological place or object.

Relevant parts of the NT *Heritage Act 2011*

1. All provisionally declared and declared heritage places and objects are protected under the *Heritage Act 2011*;
2. All Aboriginal or Macassan archaeological places and objects are automatically protected - this includes places and objects not previously recorded;
3. Places and objects include an artefact or thing given shape by a person - examples include stone tools, stone arrangements, fish traps, rock art, modified trees, and shell middens;
4. Ancestral remains are also protected;
5. Underwater Cultural Heritage is protected, up to three nautical miles from the coast; and
6. There is an obligation to notify of the discovery of Aboriginal or Macassan archaeological places or objects.

Conditions of advice

This advice is based on the description of the works provided to the Heritage Branch. If the work expands or changes significantly seek further advice.

In preparing this advice, the Heritage Branch has referred to the NT Heritage Register and the Heritage Branch archaeological database which includes information about Aboriginal and Macassan archaeological places and objects in the NT. However, the database only includes

information about known archaeological places. The fact that there are no known archaeological places recorded may be because no archaeological surveys have been conducted in that particular area and is not necessarily an indication they do not exist.

Environmental Regulation Division

Environment Operations

Based on the information provided, the proposal does not appear to trigger the licensing requirements of an Environment Protection Approval (EPA) under the *Waste Management and Pollution Control Act 1998* (NT) (WMPC Act).

All persons are required to comply with the General Environmental Duty under section 12 of the WMPC Act. Activities that require authorisation are listed in Schedule 2 of the WMPC Act. Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority (NT EPA) website¹.

The WMPC Act, administered by the NT EPA, is separate to and not reduced or affected in any way by other legislation administered by other departments or authorities. The NT EPA may take enforcement action or issue statutory instruments should there be non-compliance with the WMPC Act.

There are statutory obligations under the WMPC Act that require all persons to take all measures that are reasonable and practicable to prevent or minimise pollution or environmental harm and reduce the amount of waste. The proponent is responsible for ensuring their activities comply with the WMPC Act.

The proponent is advised to take notice of this non-exhaustive list of environmental issues that should be considered to help satisfy General Environmental Duty:

1. **Dust:** The proponent must ensure that nuisance dust and/or nuisance airborne particles are not discharged or emitted beyond the boundaries of the premises.
2. **Noise:** The proponent must ensure that noise levels from the premises comply with the latest version of the NT EPA Northern Territory Noise Management Framework Guideline².

If the proposal is situated where there are existing activities nearby that may already generate noise, please see the NT EPA advice on Recommended Land Use Separation Distances³.

3. **Erosion and Sediment Control (ESC):** The proponent must ensure that pollution and/or environmental harm do not result from soil erosion.

ESC measures must be employed prior to and throughout the construction stage of the development. Larger projects should plan, install and maintain ESC measures in accordance with the current International Erosion Control Association (IECA) Australasia guidelines⁴.

¹ <https://ntepa.nt.gov.au/publications-and-advice/environmental-management>

² https://ntepa.nt.gov.au/_data/assets/pdf_file/0004/566356/noise_management_framework_guideline.pdf

³ https://ntepa.nt.gov.au/_data/assets/pdf_file/0006/453192/guideline_recommended_land_separation_distances_oct.pdf

⁴ <https://www.austieca.com.au/publications/best-practice-erosion-and-sediment-control-bpesc-document>

Where sediment basins are required by the development, the NT EPA recommends the use of at least Type B basins, unless prevented by site specific topography or other physical constraints.

Basic advice for small development projects is provided by the NT EPA document: Guidelines to Prevent Pollution from Building Sites⁵ and Keeping Our Stormwater Clean⁶.

4. **Storage:** Where an Environmental Protection Approval or Environmental Protection Licence is required, the proponent must act in accordance with that authorisation.

If an Environment Protection Approval or Environment Protection Licence is not required, the proponent must store liquids only in secure bunded areas in accordance with VIC EPA Publication 1698: Liquid storage and handling guidelines⁷. Where these guidelines are not relevant, the storage must be at least 110% of the total capacity of the largest vessel in the area.

5. **Site Contamination:** If the proposal relates to a change of land use or if the site is already contaminated, including as a result from historical activities such as cyclones, a contaminated land assessment may be required in accordance with the National Environment Protection (Assessment for Site Contamination) Measure (ASC NEPM). The proponent is encouraged to refer to the information provided on the NT EPA website⁸ and the NT Contaminated Land Guidelines⁹.
6. **Waste Management - Import and Export of Fill:** The proponent must ensure all fill imported or exported as part of the activity must be certified virgin excavated natural material (VENM) in accordance with the NSW EPA guidelines¹⁰.

All imported fill material must be accompanied by details of its nature, origin, volume, testing and transportation details. All records must be retained and made available to authorised officers upon request. The proponent should also consider the following NT EPA fact sheet: Illegal Dumping - What You Need to Know¹¹.

7. **Odour or Smoke:** The proponent must ensure that nuisance odours or smoke are not emitted beyond the boundaries of the premises.

If the proposal is situated where there are existing activities nearby that may already generate odour or smoke, please see the NT EPA advice on Recommended Land Use Separation Distances¹².

8. **Water:** The proponent must ensure stormwater is not polluted, refer to water management in the NT EPA guidelines to Prevent Pollution from Building Sites¹³.

⁵ https://ntepa.nt.gov.au/_data/assets/pdf_file/0010/284680/guideline_prevent_pollution_building_sites.pdf

⁶ https://ntepa.nt.gov.au/_data/assets/pdf_file/0006/284676/guideline_keeping_stormwater_clean_builders_guide.pdf

⁷ <https://www.epa.vic.gov.au/about-epa/publications/1698>

⁸ <https://ntepa.nt.gov.au/your-environment/contaminated-land>

⁹ https://ntepa.nt.gov.au/_data/assets/pdf_file/0020/434540/guideline_contaminated_land.pdf

¹⁰ <https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/virgin-excavated-natural-material>

¹¹ https://ntepa.nt.gov.au/_data/assets/pdf_file/0008/285740/factsheet_illegal_dumping_what_you_need_know.pdf

¹² https://ntepa.nt.gov.au/_data/assets/pdf_file/0006/453192/guideline_recommended_land_separation_distances_oct.pdf

¹³ https://ntepa.nt.gov.au/_media/waste-and-pollution/pdf/guidelines/guideline_prevent_pollution_building_sites.pdf

If this activity requires the discharge of waste to water or could cause water to be polluted then a waste discharge licence under the *Water Act 1992* (NT) may be required. Please refer to the Guidelines¹⁴.

Should you have any further queries regarding these comments, please contact the Development Coordination Branch by email DevelopmentAssessment.DLPE@nt.gov.au or phone (08) 8999 4446.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M Wauchope', is positioned above the typed name.

Maria Wauchope
Executive Director Land Resources

¹⁴ https://ntepa.nt.gov.au/_data/assets/pdf_file/0005/950603/guidelines-waste-discharge-licensing.pdf



Civic Centre
Harry Chan Avenue
Darwin NT 0800

GPO Box 84
Darwin NT 0801

P 08 8930 0300
E darwin@darwin.nt.gov.au

Manager Urban Planning
Development Assessment Services
Department of Infrastructure, Planning & Logistics
GPO Box 1680
DARWIN NT 0801

Please Quote: PA2025/0416

19 December 2025

Dear Sir/Madam

Parcel Description: Lot 5437 Town of Darwin

Proposed Development: Exceptional Development Permit (EDP) application for a Caravan Park (recreational vehicle park) in 3 stages

Thank you for the development application referred to this office on 21 November 2025 concerning the above.

This is a site-specific development proposal to enable a local club to maintain financial sustainability and support economic development through the visitor economy with other broad community benefits. Rezoning the site is not considered appropriate, as it would permit the RV Park but also open the land to a broader range of uses that may be unsuitable for this location.

Council has requested that the Exceptional Development Permit (EDP) include a condition specifically addressing the operation of a short-stay RV Park to ensure appropriate management and alignment with community expectations.

If the Minister issues an EDP for application PA2025/0416 with City of Darwin's recommended conditions, the proposed development can support the Economic Development Strategy 2030 and Place and Liveability Plan 2050 by delivering community benefits, boosting tourism and economic activity, while adequately managing traffic, environmental and amenity impacts. Under these circumstances, an EDP is considered preferable to amending the planning scheme.



1. **City of Darwin requests that should an EDP be issued, that the following be provided as conditions precedent:**

a). **Traffic**

City of Darwin requires a comprehensive Traffic Impact Assessment Report (TIA), to be prepared by a qualified traffic engineer in accordance with the Austroads Document Guide to Traffic Management Part 12: Traffic Impacts of Developments, in the report structure provided as Appendix of that document, with particular attention to vehicle, pedestrian, cyclist and public transport issues, intersection/road network performance and opportunities. The report should also consider the traffic implication of the Bundilla Beach Master Plan.

The Traffic Impact Assessment report is to also include swept paths for waste collection vehicles entering and exiting the site.

The report should identify any necessary upgrades to the surrounding street network as a result of the implications of the development. The developer will be required to institute all required upgrade measures resulting from the traffic assessment at no cost to City of Darwin.

b). **Stormwater**

City of Darwin requests that the Authority require an engineered plan completed by a suitably qualified civil engineer. The plan is to demonstrate the on-site collection of stormwaters, surface levels and its discharge into the local underground stormwater drainage system be submitted to, and be approved by City of Darwin, prior to the stormwater condition precedent being cleared.

The plan shall include details of:

- site levels
- stormwater drain connection point/s
- connection details, and
- a flow analysis including the 10% AEP and 1% AEP events HGL results, pipe sizes, and discharge volume into the existing local underground stormwater drainage system.

c). **Dilapidation Report**

A dilapidation report covering all infrastructure (including street trees) located in the road reserve is to be submitted to the satisfaction of the City of Darwin.



d). **Access**

Access to the site shall meet City of Darwin requirements, particularly the number of and width/s of the proposed crossover/s.

e). **Site Construction Management Plan**

City of Darwin requests that a Site Construction Management Plan (SCMP) be required.

The SCMP should specifically address the impact to City of Darwin owned land and infrastructure, including the following:

- waste management plan for disposal of waste to Shoal Bay
- traffic control for affected City of Darwin roads
- haulage routes
- storm water drainage & sediment control
- use of City of Darwin land, and
- how this land will be managed during the construction phase

all to the satisfaction of City of Darwin.

Note: Sediment control measures are to be established and maintained, to prevent silt and sediment escaping the site or causing erosion.

Building rubbish or debris must not be placed, or be permitted to be placed, on any adjoining public reserve, footpath or road, without first obtaining approval from City of Darwin.

2. Should the above issues be adequately addressed, City of Darwin offers the following comments:

a. **Works within the City of Darwin Road Reserve**

The proposal includes works within the City of Darwin Road reserve.

All works must comply with City of Darwin policies and guidelines and are subject to a separate assessment and approval process by City of Darwin. The City of Darwin requires that the applicant obtain all necessary approvals before commencing any construction in the road reserve.

Should this application be approved, the following conditions pursuant to the *Planning Act 1999* and City of Darwin's responsibilities under the *Local Government Act 2019* are also recommended for inclusion in the development permit issued by the Development Consent Authority.



- Any damaged or removed infrastructure located in, on or over the road reserve (inclusive of preexisting street trees), is to be repaired or replaced at either the developers or landowners' cost, to the satisfaction of the City of Darwin.
- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by City of Darwin and all approved works shall be constructed at the applicant's expense, to the requirements of City of Darwin.
- The location, design and specifications for proposed and affected crossovers shall be provided at the applicant's expense, to the satisfaction of City of Darwin.
- Sightlines shall be provided at crossovers to public streets, to the satisfaction of, City of Darwin. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and shared paths shall be provided, stormwater shall be collected and discharged into City of Darwin's drainage network, all of which is to be provided at the applicant's expense, to the requirements and satisfaction of City of Darwin.
- All developments on/or adjacent to any easements on-site, in favour of City of Darwin shall be carried out to meet the requirements and satisfaction of City of Darwin.
- Any proposed signage for the site shall be subject to a separate assessment in accordance with City of Darwin's Policy 6310.100.E.R – Outdoor Advertising Signs Code.

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

Yours sincerely

Signed by:

5A8AC558A1A19D92

ALICE PERCY
GENERAL MANAGER INNOVATION



Date: 30th December 2025

Response to Public Submissions

**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

As a result of the month-long exhibition period for the proposed RV Park, the Club received 30 public submissions objecting to the Development, three signed petitions with 37 signatures and an on-line petition of 116.

Most submissions highlighted several themes that were an issue and were requesting clarification.

In response, we have itemised the names of the complainants, grouped by location, and listed the themes in a table which indicates the order of importance of each theme. Refer to Table 1, section 3, in this report.

We have analysed each theme separately, in the following sections and endeavored to add clarification and show how the themes can be mitigated to minimise the effect on local residents.

The Ski /club submission and the On-Line petition have been dealt with separately in sections 15 and 16 of this report.

Some themes, such as general traffic control, that were highlighted in the submissions are the responsibility of others and not within Bowls Clubs control.

2. Complainant Concerns

The following table of complaints/themes has been prepared to identify the order of importance of the complaints that were received as part of the Exhibition Period.

We have grouped the complainants into location by streets as some of the complaints have specialised issues relating to the location. This is summarised in Table 1 below.

3. Table 1 - Complainant Concerns Summary

		Local Residents Concerns										
		General Traffic increase	Traffic Seale Street	Sewage waste control	Child & General Safety	Lease & O.R. Zoning	Noise Light Lifestyle Amenity	Reduced property values	Public Toilets	RV Park Management & Financial	Length of Stay	Environmental
Name	Address											
F Ferrari	cnr McIn & Greg	1					1	1				
M Milevo	East Pt & Seale	1	1	1			1					
P Frazis	East Pt Rd	1		1	1		1					
M Frazis	East Pt Rd	1		1	1		1					
N Makarounas	East Pt Rd	1		1	1	1		1				
C Randazzo.	East Pt Rd	1			1	1	1					
H Chan	East Pt Rd	1		1		1	1			1	1	1
M Maddalozzo	Giles St	1				1	1					1
G Georgiads	Gregory St	1		1	1	1	1	1				
A Georgiads	Gregory St	1		1	1	1	1	1				
V Skopellos	Gregory st	1		1	1	1	1	1				
N Skopellos	Gregory st	1		1	1	1	1	1				
I Summers	Kellaway St									1		
L Georgiads	Knight St	1		1	1	1	1	1				
N Georgiads	Knight St	1		1	1	1	1	1				

L Maddalozzo	Leichhardt St	1				1	1					
N Hine	Leichhardt St					1						
S Girle	McKinlay St	1		1			1					
M Buntine	No Address	1					1	1				
C Gunn	No Address	1							1		1	
B Sutton	Seale St		1				1					
G Smith	Seale St		1									
C Randazzo	Seale St	1	1			1	1					
F Finocchiaro	Seale St		1				1				1	
Mini	Seale St		1									
J Bishop	Seale St	1	1			1	1				1	1
D Maddalozzo	Seale St	1	1		1		1					
R Lap	Seale St	1	1		1		1					
R Mc Comskie	Seale St	1	1	1		1				1		
N Di Candilo	Seale St	1	1			1	1		1			1
Total Complaints		24	11	13	12	16	23	9	2	3	4	4

4. Increase in traffic

From Table 1, there were 24 complaints and a further 31 complaints from the three signed petitions in Section 17 of this report, that were concerned about the loss of amenity associated with the “Massive increase in traffic congestion”.

We have analysed this issue and submit the following as our response:

- General Traffic

The Transport and Civil Services annual Traffic Report for 2024 at traffic station number UDVDP004 located at Gilruth Ave at Goyder St lights, approximately 100 m from Conacher St, East Point Rd intersection, states that the average daily traffic flow is:

Inbound :	7,392 vehicles
Outbound :	6,798 vehicles
Total:	14,180 vehicles.

With that number of cars, buses and trucks using the area each day, the addition of up to 40 RVs using the area will have an insignificant impact on local Residents amenity. In summary, 40 Recreational Vehicles versus 14,190 vehicles per day is so small an increase (less than 0.3 %) that it would be almost impossible to identify the increase in noise and disruption.

- Peak period for Traffic

The main problem with traffic around the Seale St, Connacher St, Goyder Rd and East Point intersections is that the commencement and exit time for public servants and other workers in the city, coincides with the school drop off traffic.

Vehicles travelling Inbound between 7.30am and 9.30 am, with parents turning right at Goyder rd. towards the Darwin High school causing “Sydney like” tail backs along East point rd. that are a safety problem for residents and children walking and riding their bikes the school.

Similarly on the outbound between 3 30 pm to 5.30 pm. when school leavers are being picked up, which coincides with public servants and others leaving the city, the issues around the affected area are numerous, with children trying to cross the road, students on bikes etc.

Fortunately, the operating times for the Proposed RV Park do not coincide with the Peak traffic.

- When entering the park, at the commencement of their stay, they must enter the park after 2pm which is well before the school leavers and the peak traffic of 3.30 to 5.30 pm.
- At the end of their stay, RV’s must exit the park before 11am, which is well after the morning peak traffic period of 7.30 to 9.30am.

In Summary

As a consequence of RV's entering and leaving in quiet traffic periods and when the children are in school, there should not be many safety concerns, and the expected "Massive increase in traffic congestion" has been shown to be less than 0.03 % which is so insignificant that this complaint should be dismissed.

5. Traffic issues within Seale St

From Table 1, there were 11 complaints from those living in Seale St., that were concerned about the present traffic exiting from the Museum, Bowls and Ski Clubs.

We have analysed this issue and submit the following as our response:

- Present traffic issue

Google maps direct visitors, when exiting the Museum and clubs, to proceed along Conacher st, turn left from Conacher St then turn right into Seale St and exit onto Goyder Rd and the Stuart Highway.

This is seen as a short cut bypassing the Goyder Rd lights for all vehicles travelling on the Stuart Highway.

We acknowledge that this is an important safety, amenity and noise issue for those in Seale St and it is up to the Darwin City Council to resolve, not the Darwin Bowls Club.

- RV Park Traffic Control.

RV owners that book into the proposed RV park will be using our on-line booking system, and on that we will have a map and instructions that all those entering the park must do so via

Goyder rd., pass through the lights and join Atkins Rd at the roundabout and then enter the Park via Conacher St avoiding the Conacher St East Point Rd intersection.

This will ensure traffic noise from the RVs will not affect those residents in East Point Rd.

Similarly, on leaving the RV Park, on completion of their stay, they will be instructed to Turn right out of the park and exit north and South via Atkins Drive.

This instruction will be reinforced by a large "No Left Turn" sign at the exit of the park.

These RV Park management measures should prevent any exacerbation of the current traffic noise, safety and amenity issues in Seale St.

6. Sewage Waste Control

From Table 1, there were 13 complaints about the Sewage Dump Point, its location and odour emissions

We have analysed this issue and submit the following as our response:

- **Recreational Vehicles.**
All RV's entering the park will be equipped with toilets that are connected to a tank within the RV and capture the sewage water.
These tanks are emptied every few days by the RV owner, into a specially designed Dump point, which will be connected to the sewer.
Recreational Vehicles that are not so equipped, will not be allowed to use the RV Park.
- **Government Approvals**
Power and water have recently approved the installation and connection of the sewage Dump Point to the sewer main.
Power and Water have imposed some conditions which are normal with this type of system and as a consequence these will be incorporated in the design.
- **Dump point Installation**
The design of the Dump point is a standard fitting, purchased from plumbing suppliers and incorporates a lid and automatic flush system to prevent odours escaping.
The surrounding area is graded to the sewer so if there is a spillage in the area, it can be hosed down with the water which automatically enters the Dump Point through drain holes and is flushed away.
The Dump point will be hidden from external view, by metal screens and native shrubs.

We trust these points answer all the complainants' concerns.

7. Child safety and house burglary

From Table 1, there were 12 complaints and a further 31 complaints from the three signed Partitions in Section 17, claiming that children walking to school would be in greater danger and there could be more home burglary's resulting from the transitory nature of the RV Tourists.

We have analysed this issue and submit the following as our response:

These complaints show a fundamental misunderstanding of today's RV Tourists and Grey Nomads.

The cost of a Recreational Vehicle with bedrooms, lounge, kitchen, bathroom, washing machine solar panels etc. is between \$150,000 and \$300,000 plus the 4-wheel drive towing vehicle of \$70,000 to \$100,000, consequently these tourists can't be described as vagabonds.

In addition, most travelers are retired, have a home in the southern states and travel north during the winter to escape the cold and enjoy our dry season.

These RV Tourists are unlikely to cause any pedophilia or break-ins, consequently this complaint should be dismissed.

8. Organised Recreational Zoning and Crown Land Lease.

From Table 1, there were 16 complaints claiming that the proposed RV park on the vacant land at 8 Conacher St did not meet the Organised Recreational zoning.

Our response is as follows.

Earlier this year we submitted our notification to Crown Lands, requesting approval to develop an RV Park on the vacant land behind the Darwin Bowls and Social Club to financially support the Darwin Bowls Club which is an approved operator on the "Organised Recreational" Land zoning.

Crown Lands, in a letter dated 7th November 2025 gave "Land Owner Consent to lodge the Development Application and the Exceptional Development application was subsequently lodged in November.

Complainants are directed to re-read Section 2 of our “Exceptional Development Permit Application” for the proposed Recreational Vehicle Park which was submitted to the Dept. On the 4th November 2025.

This document sets out clearly how the development will meet the requirements of the NT Planning Scheme and we stand by that submission.

9. Loss of amenity, reduced lifestyle for residents

From Table 1 there were 19 complaints that were concerned about the RV Park reducing their life style and amenity.

We submit the following as our response:

In developing the proposal for an RV Park, we took notice of the upmarket residential areas, the Interstate and overseas visitors visiting the Museum and adjacent clubs and issued our brief to the Architect asking that it be designed to blend in with the surroundings and with a goal to become, in time, the best RV Park in the NT.

- **RV Park Design**

This incorporates a three-meter-wide tree and plant screening around the RV Park so that after 3 years when the trees are grown, local residents and visitors will be unlikely to see any vans within the park.

In addition, there will be a three-meter-wide plant and shrub screen between each site, to provide privacy between RV's and also assist in screening vans from the neighboring areas.

- **Lighting**

There will be no high-level flood lighting in the RV Park.

All lighting around the roads and between each RV site will be low level lighting reducing the glare to residential areas.

It is proposed that this will be controlled from our management system and switched off in unoccupied areas and after hours.

- **After hours noise levels.**

As part of management of most RV Parks, all external activities such as socialising, barbecuing, van maintenance etc. are to cease at 10pm.

RV Tourists are then expected to retire to their van where socialising may continue, however it is unlikely to create external noise.

In summary with these management and design enhancements incorporated in the development of the RV Park, it is unlikely to cause residents a loss of amenity.

10.Reduced Property Values

From Table 1 there were 9 complaints plus a further 31 from the three signed partitions stating that the development of an RV Park in Conacher St. would reduce adjacent residential property values.

We submit the following as our response:

- RV Park
As stated in item 9 of this response, the RV Park will be surrounded by trees and shrubs, have low level lighting with curfew on nighttime activities.
In addition, the entry and exit points will be via Atkins drive ensuring that residents on East Point rd. are not inconvenienced.
We envisage that after a few years, when the trees grow and traffic is clear of residents, the RV Park will not be an issue to residents or prospective buyers.

The *presence* of approximately 14,180 vehicles passing along East Point Rd every day, will have a much larger effect on property values.

11. Public Toilets

From Table 1 there were two complaints regarding the provision of public toilets.

Our response is as follows:

- Recreational Vehicles
RVs are fitted with internal toilets and bathrooms and their owners do not need to use public toilets and we weren't suggesting they use other public toilets like the Ski Club.
- Clause 51(m), Public utilities and infrastructure, of the NT Planning Act.
This is a clause inserted in the NT Planning act to ensure that if a developer was planning a development, for instance a skate board park, and there were no public toilets in the area, this clause ensures that the govt can make the developer supply public toilets as part of the development.

Our proposal was simply confirming that there are a number of public toilets in the area and as a consequence we should not have to supply them for the public.

12. R V Park Management and Finance

From Table 1 there were three complaints concerning the RV Park management and finances.

Our response is as follows:

- Darwin bowls and Social Club Board of Management.
The Board of management, over the last 65 years, has successfully grown the Bowls Club into a world class bowls facility and a successful Community facility with over 20,000 community and interstate visitors a year all within close proximity to a residential area with very few complaints.
Those that are made, generally regarding noise and lights, are dealt with promptly to ensure harmonious relations.
- Recreational Vehicle Park
It is proposed that the park will be managed by a separate management team, reporting to the Board of Management on a monthly basis.
This should ensure that the park will operate at the same professional level as the existing club.
This includes financial management during both the development and operational phases.

13. Length of stay

We note that this was omitted from our original proposal however we have since written to the Department and confirmed that this park will only be for short term stays.

Maximum stay will be 30 days.

14. Error in original proposal.

Several submissions pointed out that we made an error in stating that the entrance to the RV Park was 500 metres from the nearest home.

Our response is as follows:

- Site Measurement.
We agree that the original figure was incorrect, made by an incorrect scaling off the drawing, and apologise for the error.
We have since measured the distance and the correct figure is 224 metres.

15. Darwin Ski Club Submission

The Darwin ski clubs submission was not opposing the R V Park however they wanted recognition of several issues which are addressed as follows:

- Conacher St and East point rd. intersection
From our analysis in section 4 and 5 of this report.
RV Park Management will be redirecting all RV traffic via Atkins drive and away from the Conacher St and East Point Rd intersection.
This will prevent further exacerbation of the current issues.
- RV Park entry traffic
The average stay in the RV Park will be 3 or 4 days and if that is the case there will only be 10 or 15 RV entering the RV park per day generally after 2pm.
The remainder will be parked with tourists using the smaller tow vehicle, electric bikes and public transport to move around Darwin and look at the tourist sites.
- Entrance to the RV Park off Conacher St
With the average number of RV entrances per day averaging only 10 to 15., generally between 2pm and 3pm and the electronic booking system, which once paid online, immediately provides the RV driver with the gate code and site number, the delay at the gates should be minimal.
This should ensure that the present entry area should be adequate.

Notwithstanding the above, we will have a look at this issue when final design documents are prepared.

- Public Infrastructure and toilets
This was clarified section 11 of this report.

16. On line petition from 116 people.

We received an on- line petition via Change.org from all parts of Australia objecting to the development.

Our response is as follows:

- Organisation
The organisation submitting the petition on behalf of the petitioners is called Support Change.org with an anti-Development aim and

as far as we can determine from the internet searches, doesn't care about the issues, as long as whatever is proposed, is opposed and as a consequence, we believe this whole partition should be ignored.

- Their Mission Statement which was attached to the petition states:
"Not beholden to politics or power brokers, Change.org is free for people everywhere to make change.
Every day there are real victories for issues you care about, and they are only possible, because we are 100% funded by everyday people like you"

Of the 116 on line signatures

- 14 of the 116 signatories had already made a separate submission and are listed in table 1.
- 30 signatories were from interstate and they can be ignored as they probably wouldn't know where Fannie Bay is, let alone the issues.
- 29 signatories were from other parts of the NT and they can be ignored as they will not be affected in any way by this development.

17. Three signed petitions

We received three signed petitions from local residents with the same nine complaints on each petition.

The petitions included:

There were 37 signatures in total on the three petitions.

There were 6 from the local area which had already made submissions and are included in the names listed in Table 1.

This left 31 names whose complaints haven't been addressed.

Our response to the 31 petitioners nine concerns is as follows:

- The RV Park which was proposed for Bundilla beach was opposed and this RV park is opposed for the same reasons.

The RV Park at Bundilla beach cut off access to the beach for ordinary Darwin residents and they opposed it for that reason only.

The park at the Bowls club site is on private land, allowing clear access to the beaches and with up to 80 tourists in the area supporting local businesses, should be supported.

- Massive increase in traffic congestion, noise and light affecting nearby homes. Refer to sections 4 and 9 of this report for our response.
- Significant issues with Waste Management and environmental concerns.

Refer to section 6 of this report and section 51(j) of our original ED application for our response.

- Destroys the Residential and coastal Character of Fannie Bay.
Refer to section 9 of this report.
- Serious child safety concerns as its close to Darwin middle and High school.
Refer to section 7 of this report for our response.
- Negative impact on Property values.
Refer to section 10 of this report for our response.
- Sets Dangerous precedent for remaining costal area.
This is not relevant to the proposal.
- Alternative sites exist away from residential areas.
This is not relevant to the proposal.
- Serious concern about the lack of community consultation.
Consultation is being carried out as per the act.

18. Conclusion

The Darwin Bowls Club and its members have been part of the Fannie Bay community since 1960 and each successive Board of management has strived to improve the Bowls facility and ensuring it has a low impact on local residents and the environment.

The proposed RV Park is the next step on this development, turning vacant land, which we have mowed every week for 65 years, into a productive area with, as we have shown in these documents, relatively low impact to residents and the environment.

If the proposed RV Park is approved the Board of Management will consider an elected local resident to join the RV Park management committee as an adviser or active participant so that the RV Park reflects community values.