

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 include 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.