

21 July 2017

Please quote: 3573146 DB:hd

Your reference: PA2017/0326

Mr Tony Brennan
Acting Manager Urban Planning
Department of Infrastructure, Planning & Logistics
GPO Box 1680
DARWIN NT 0801

Dear Mr Brennan

Parcel Description: **Lot 5775 - Town of Darwin
152 Alec Fong Lim Drive, East Point**

Proposed Development: **Alterations and additions to an existing
restaurant**

Thank you for the Development Application referred to this office 6 July 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

- i). **City of Darwin supports the granting of a Development Permit.**
- ii). **City of Darwin requests that should a Development Permit be issued, that the following be provided as a condition precedent:**
 - a). **A dilapidation report covering any infrastructure within the existing car parking area and crossover to the satisfaction and at no cost to City of Darwin.**
 - b). **City of Darwin requests that an Environmental and Construction Management Plan (ECMP) be required.**

The ECMP should specifically address the following:

 - waste management,
 - traffic control,
 - haulage routes,
 - storm water drainage,
 - use of City of Darwin land, and
 - how this land will be managed during the construction phase;

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 producing erosion.

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

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

City of Darwin comments on issues for which it is the sole responsible authority, under the *Local Government Act* and associated By-Laws:-

a). **Protection of Street Trees**

All trees shall be protected at all times during construction. Any tree which is damaged or removed during construction shall be replaced, to the satisfaction of City of Darwin.

A Tree Protection Zone (TPZ) shall be constructed for all existing trees to be retained within the development, in accordance with Australian Standards - AS 4970-2009 Protection of Trees on Development Sites.

Copies of AS 4970-2009 Protection of Trees on Development Sites can be obtained from the Australian Standards web site.

City of Darwin comments in relation to the *Planning Act*, the Northern Territory Planning Scheme and Land Use Objectives:-

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

- 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.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided,

stormwater shall be collected and discharged into City of Darwin's drainage network, and reinstatement works carried out, all of which is to be provided at the applicant's expense and to the requirements and satisfaction of City of Darwin.

- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be line-marked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- All developments on/or adjacent to any easements on-site, in favour of City of Darwin shall be carried out to the requirements and satisfaction of City of Darwin.
- Waste bin storage and pick-up shall be provided in accordance with City of Darwin Policy Number 54 - Waste Management.
- Any proposed signage for the site shall be subject to a separate assessment in accordance with City of Darwin Policy Number 42 – Outdoor Advertising Signs Code.
- Any proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.
- Any proposed stormwater connections to City of Darwin stormwater system or proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.

In considering this application, the Development Consent Authority is requested to take into account any implications of the *Disability Discrimination Act* (Cth) or the *Anti-Discrimination Act* (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON
MANAGER CITY PLANNING



SITE PLAN_EXISTING

1 : 500



PERSPECTIVE 1

DRAWING SCHEDULE

| | | | |
|----|--------------------------------------|------------|--------|
| 01 | DRAWING SCHEDULE/ EXISTING SITE PLAN | 08.07.2016 | PRELIM |
| 02 | FUNCTION DIAGRAM | 08.07.2016 | PRELIM |
| 03 | EXISTING/ DEMOLITION PLAN | 08.07.2016 | PRELIM |
| 04 | SITE PLAN | 08.07.2016 | PRELIM |
| 05 | LANDSCAPE PLAN | 08.07.2016 | PRELIM |
| 06 | GROUND FLOOR PLAN REAR | 08.07.2016 | PRELIM |
| 07 | GROUND FLOOR PLAN FRONT | 08.07.2016 | PRELIM |
| 08 | ROOF PLAN REAR | 08.07.2016 | PRELIM |
| 09 | ROOF PLAN FRONT | 08.07.2016 | PRELIM |
| 10 | ENTRY STRUCTURES | 08.07.2016 | PRELIM |
| 11 | NORTH + SOUTH ELEVATIONS | 08.07.2016 | PRELIM |
| 12 | EAST + WEST ELEVATIONS | 08.07.2016 | PRELIM |
| 13 | SECTION A | 08.07.2016 | PRELIM |
| 14 | SECTIONS B & C | 08.07.2016 | PRELIM |
| 15 | SECTION D & E | 08.07.2016 | PRELIM |
| 16 | 3D VIEWS 02 | 08.07.2016 | PRELIM |
| 17 | 3D VIEWS 01 | 08.07.2016 | PRELIM |
| 18 | VIBE BOARD | 08.07.2016 | PRELIM |

PRELIMINARY

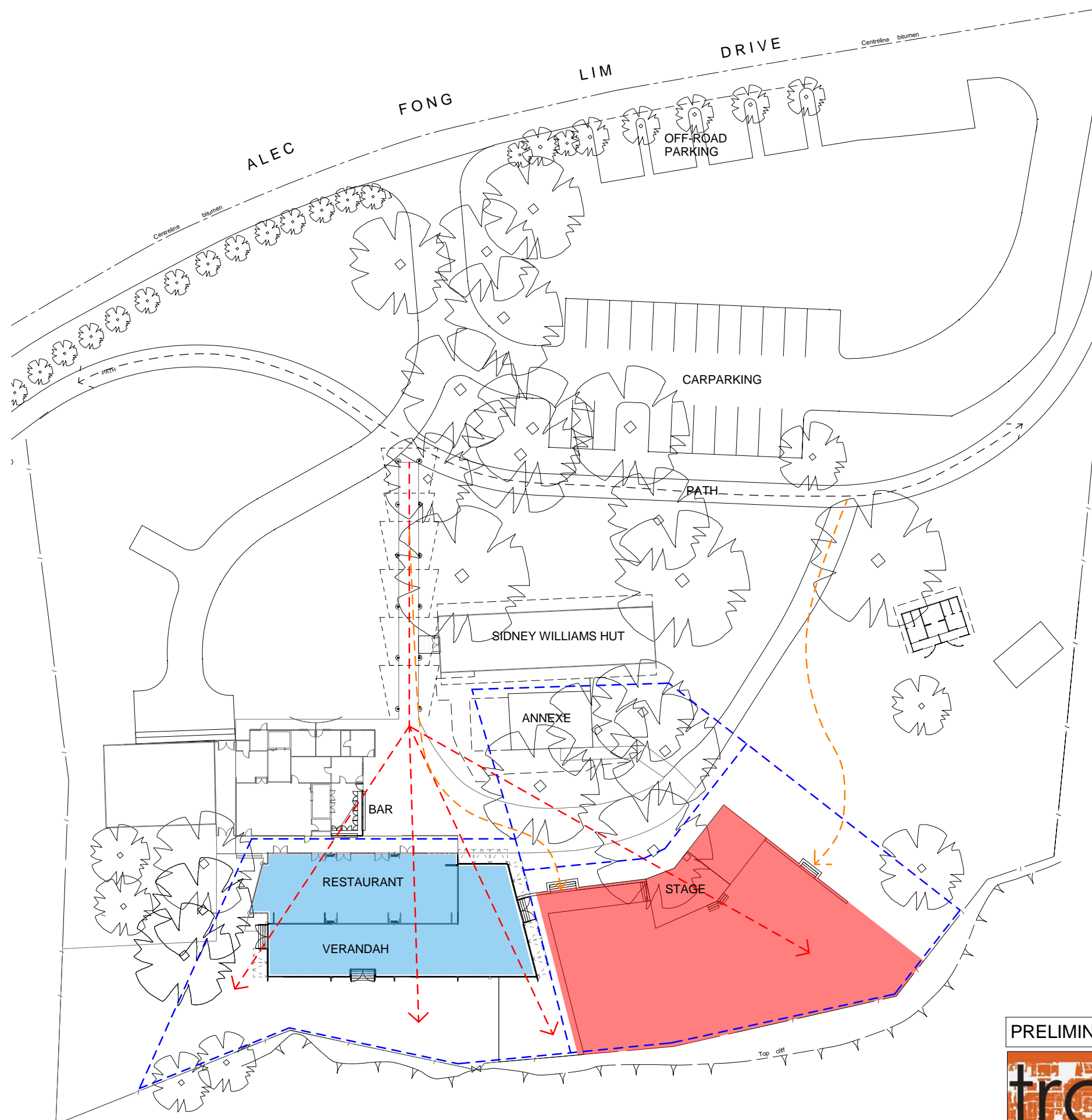


PEE WEES AT THE POINT

AT: PEEWEE CAMP, EAST POINT,
DARWIN

DRAWING SCHEDULE/
EXISTING SITE PLAN

DATE: 08.07.2016 DWG NO: 01



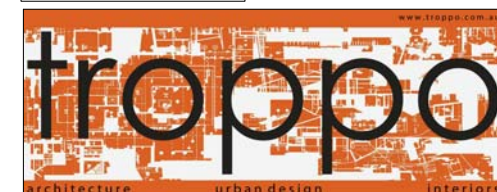
FUNCTION SPACES KEY

- MAINTAIN VIEWS THROUGH AND AROUND THE BUILDING
- FORMALISE OUTDOOR FUNCTION AREA
- INCREASE FLEXIBLE ENVELOPE FOR ALL-DAY YEAR-ROUND USE
- PROVIDE SPATIAL / FUNCTIONAL VARIETY FOR SIMULTANEOUS / ALTERNATE USES.
- ENTRY OPTIONS TO FUNCTION SPACE
- EXISTING FOOT / BIKE PATH

FUNCTION DIAGRAM

1 : 500

PRELIMINARY



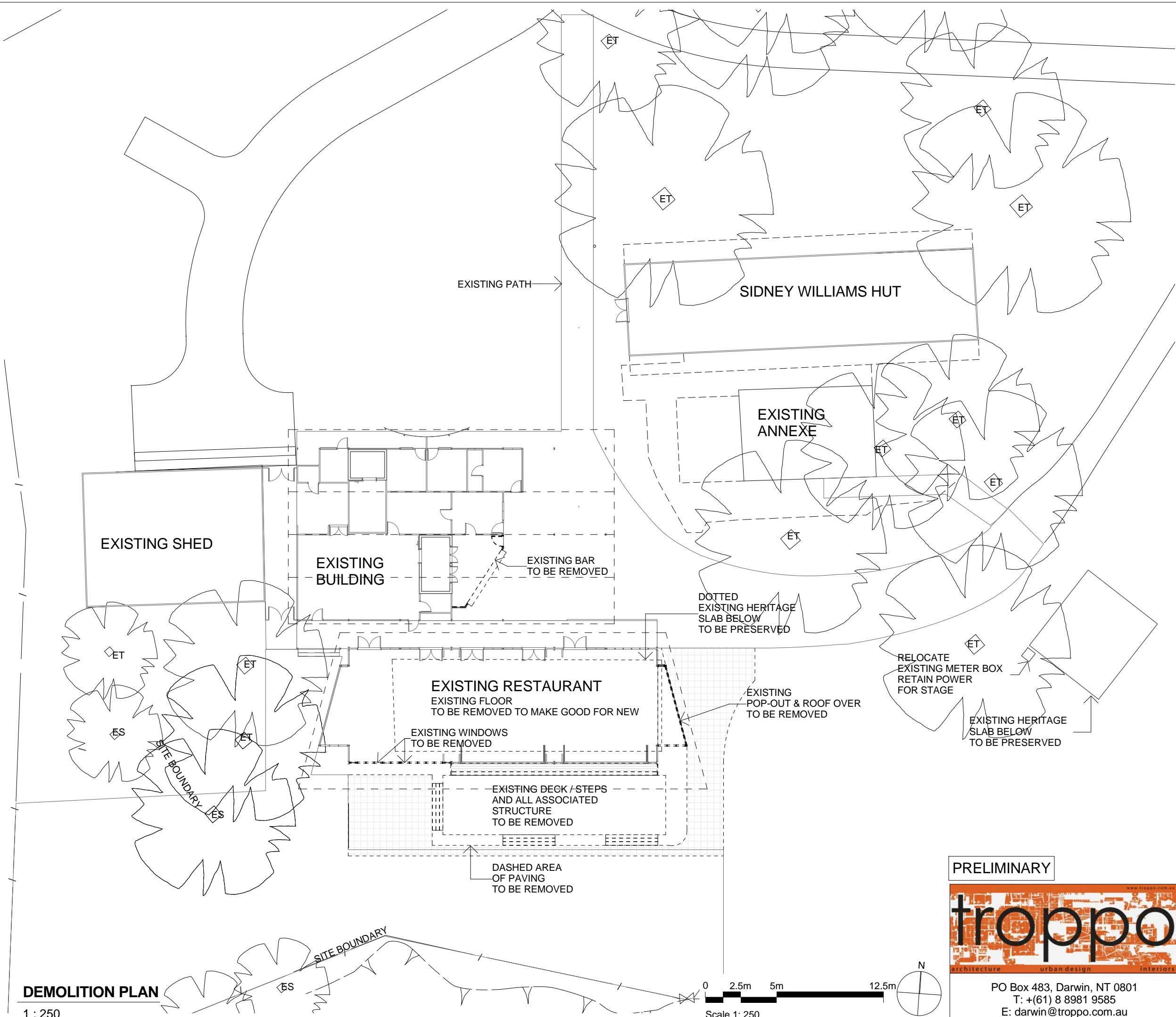
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T: +(61) 8 8981 9585
E: darwin@troppo.com.au

PEE WEES AT THE POINT

AT: PEEWEE CAMP, EAST POINT,
DARWIN

FUNCTION DIAGRAM

DATE: 08.07.2016 DWG NO: 02



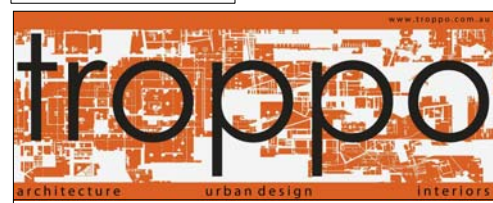
EXISTING PLAN KEY

- ES EXISTING SHRUB
- ET EXISTING TREE

LEGEND

- WALLS TO BE DEMOLISHED

PRELIMINARY

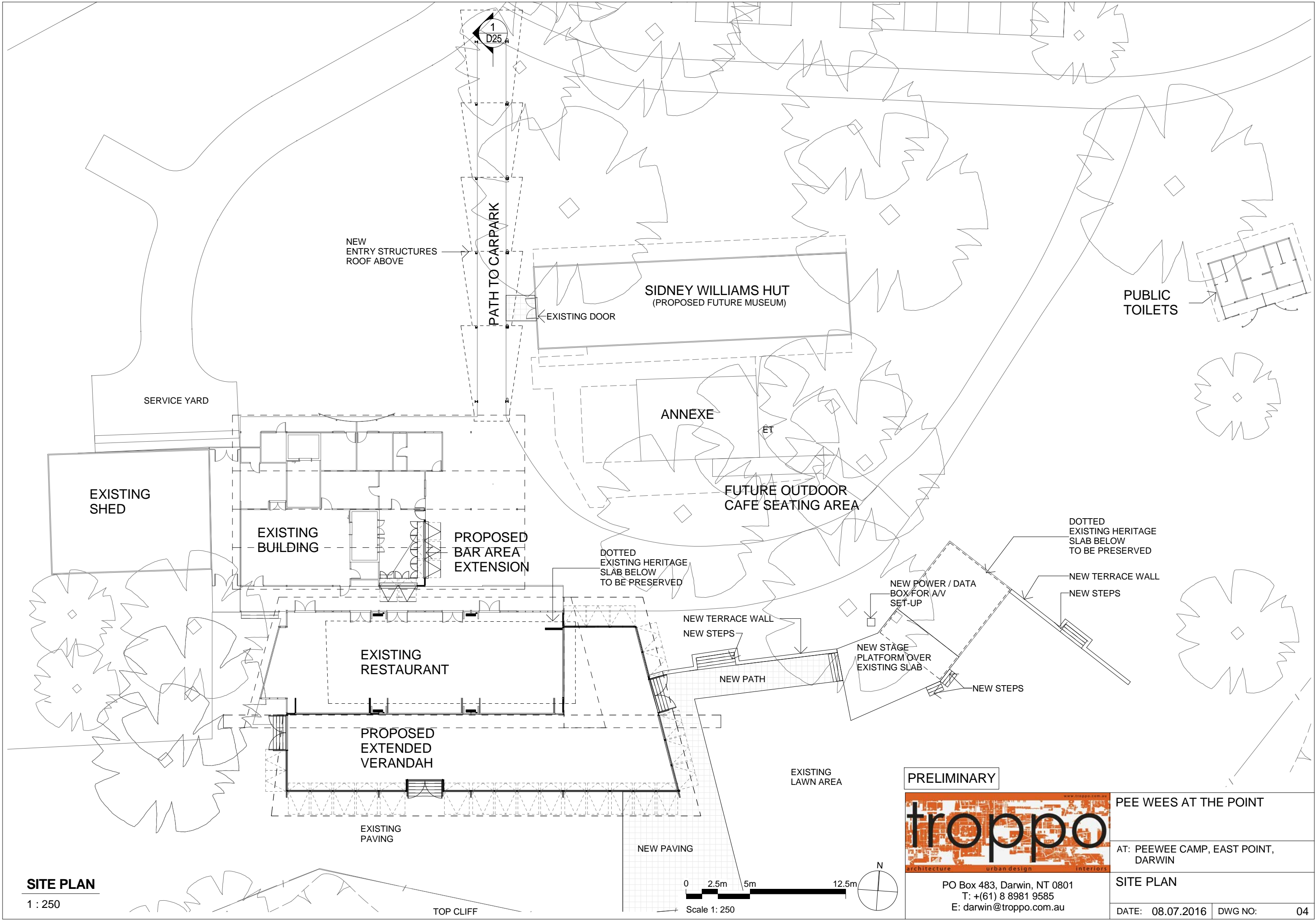


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| | |
|-------------------------------------|------------|
| PEE WEES AT THE POINT | |
| AT: PEEWEE CAMP, EAST POINT, DARWIN | |
| EXISTING/ DEMOLITION PLAN | |
| DATE: 08.07.2016 | DWG NO: 03 |

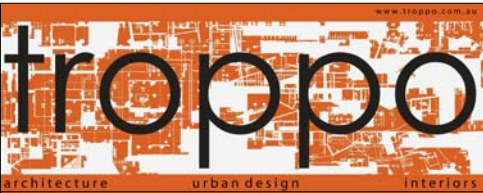
DEMOLITION PLAN

1 : 250



SITE PLAN
1 : 250

PRELIMINARY



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PEE WEES AT THE POINT

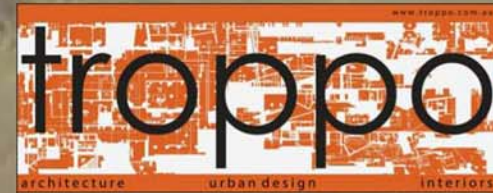
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DARWIN

SITE PLAN

DATE: 08.07.2016 DWG NO: 04



PRELIMINARY



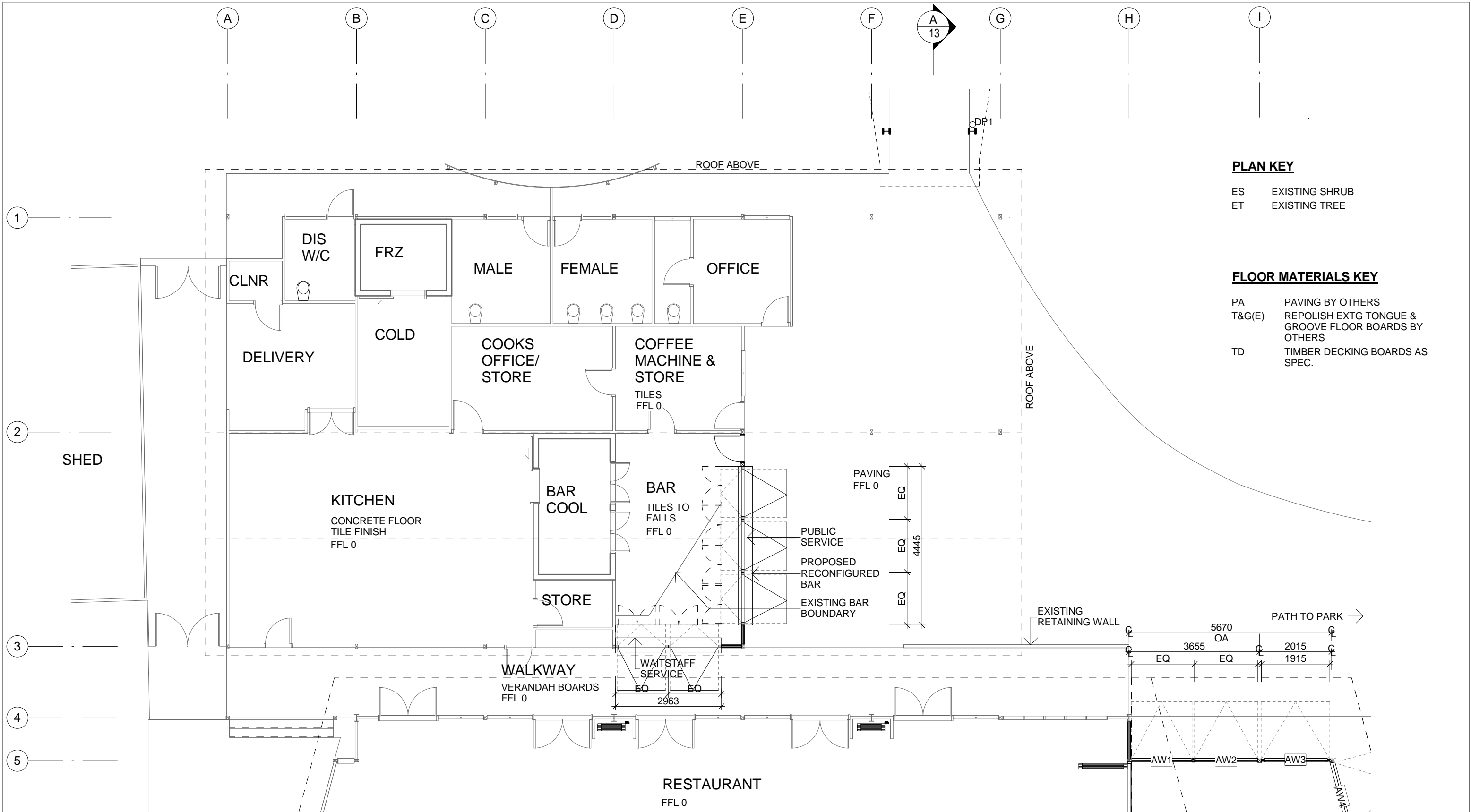
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PEE WEES AT THE POINT

AT: PEEWEE CAMP, EAST POINT,
DARWIN

LANDSCAPE PLAN

DATE: 08.07.2016 DWG NO: 05



PLAN KEY

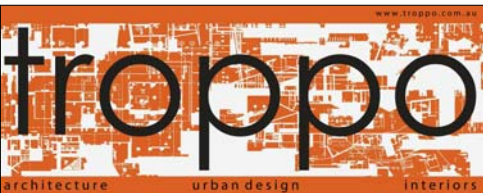
- ES EXISTING SHRUB
- ET EXISTING TREE

FLOOR MATERIALS KEY

- PA PAVING BY OTHERS
- T&G(E) REPOLISH EXTG TONGUE & GROOVE FLOOR BOARDS BY OTHERS
- TD TIMBER DECKING BOARDS AS SPEC.

GROUND FLOOR PLAN REAR
1 : 100

PRELIMINARY



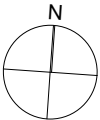
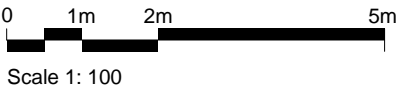
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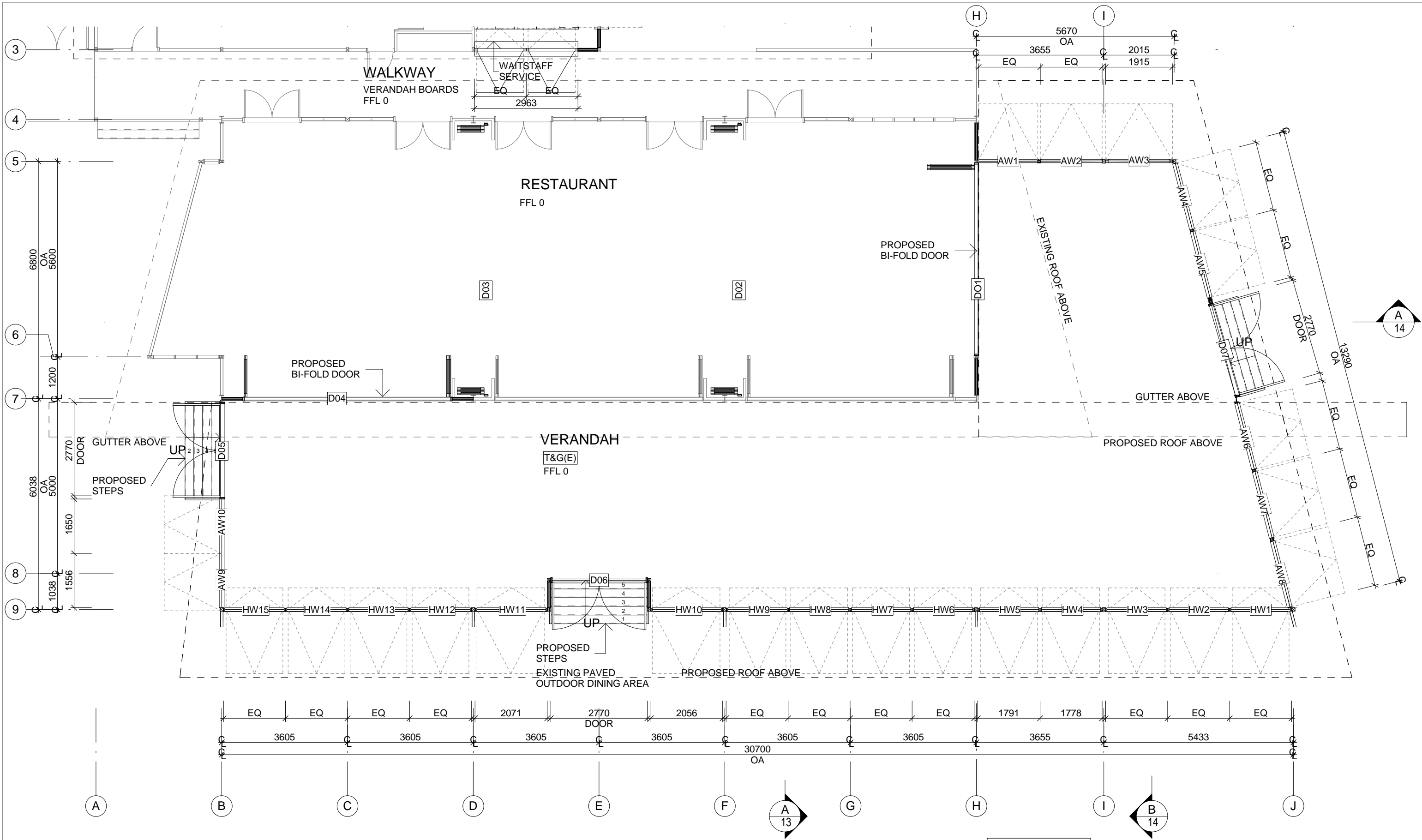
AT: PEEWEE CAMP, EAST POINT,
DARWIN

GROUND FLOOR PLAN REAR

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DATE: 08.07.2016 DWG NO: 06



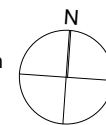
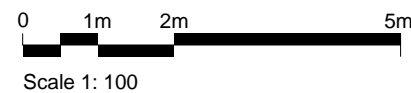


GROUND FLOOR PLAN FRONT

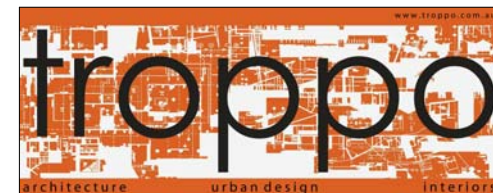
1 : 100

FLOOR MATERIALS KEY

| | |
|--------|--|
| PA | PAVING BY OTHERS |
| T&G(E) | REPOLISH EXTG TONGUE & GROOVE FLOOR BOARDS BY OTHERS |
| TD | TIMBER DECKING BOARDS AS SPEC. |



PRELIMINARY



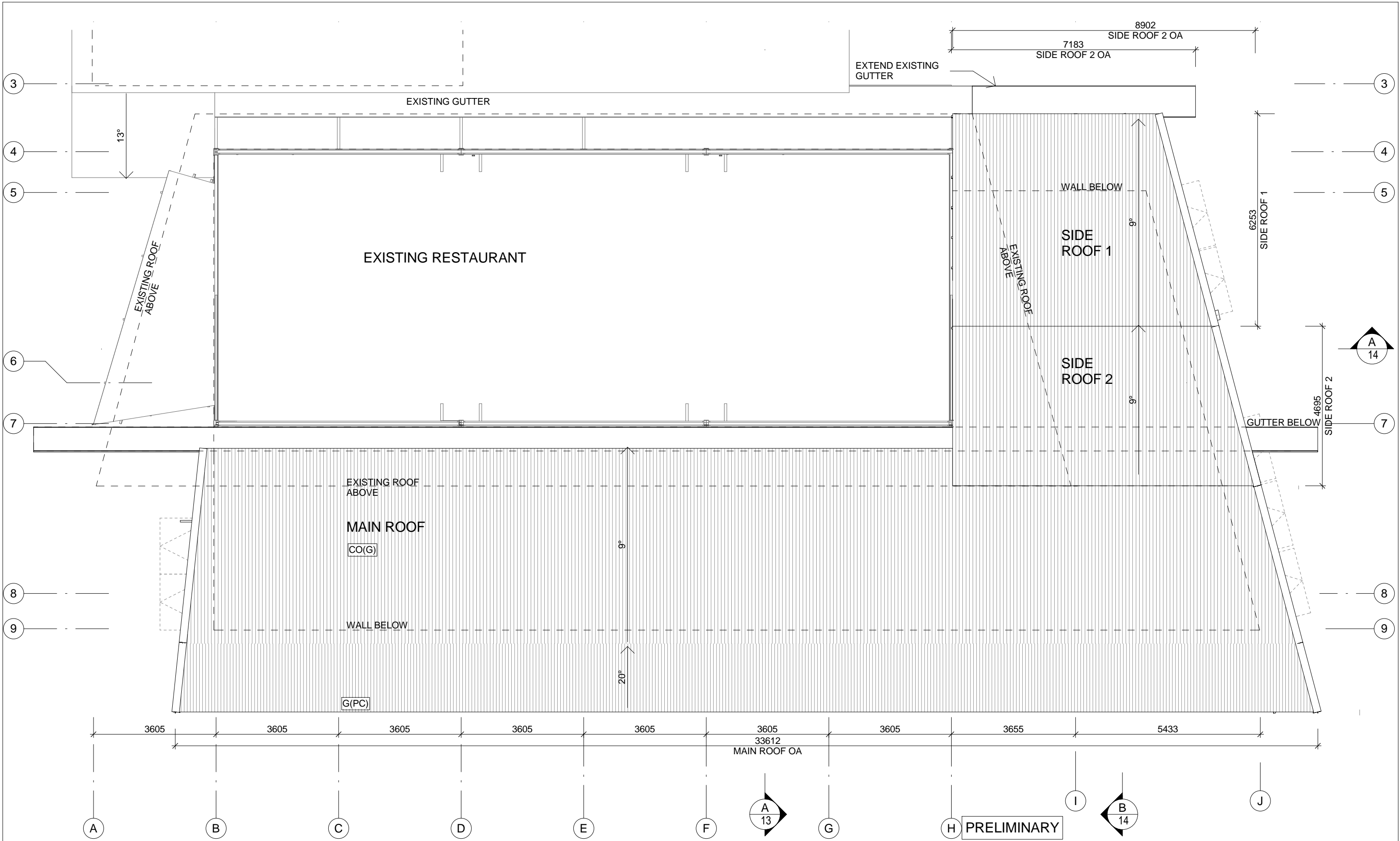
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PEE WEES AT THE POINT

AT: PEEWEE CAMP, EAST POINT,
DARWIN

GROUND FLOOR PLAN FRONT

DATE: 08.07.2016 DWG NO: 07



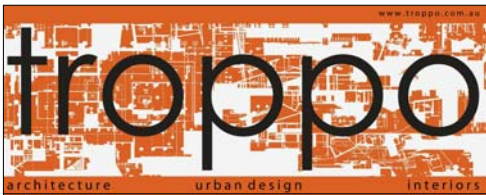
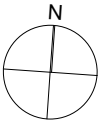
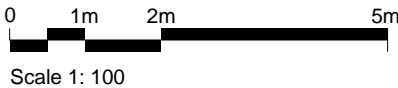
ROOF PLAN FRONT

1 : 100

ROOF MATERIALS KEY

- CO(G) GALV. CUSTOM ORB ROOF SHEETING
AS SPEC.
- G(PC) SUNTUF 'GRECA' POLYCARBONATE
ROOF SHEETING AS SPEC.

DOWNPIPE KEY



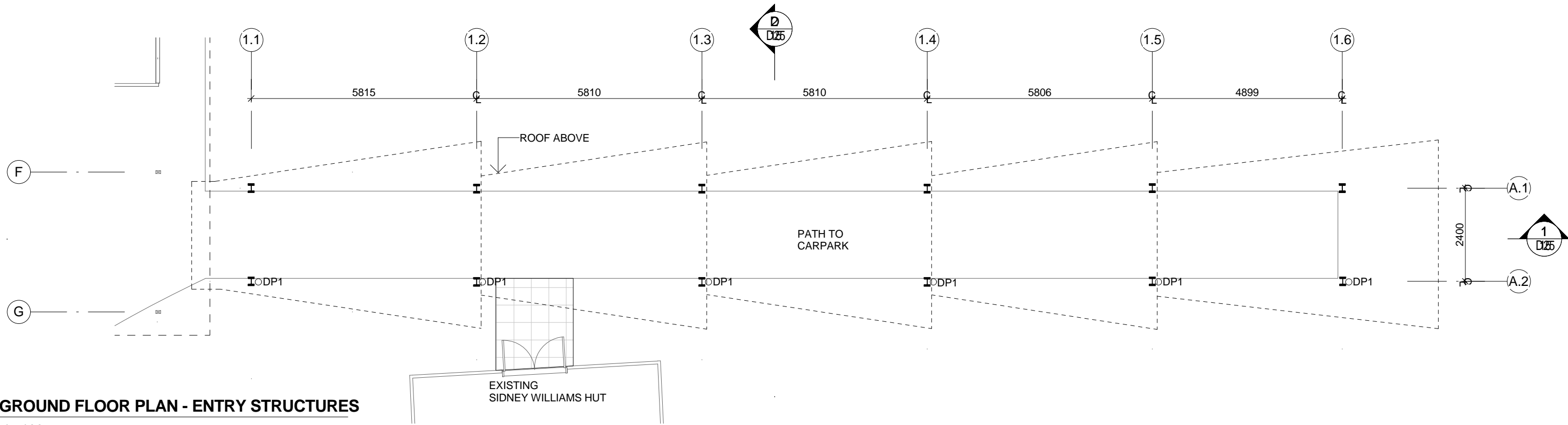
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PEE WEES AT THE POINT

AT: PEEWEE CAMP, EAST POINT,
DARWIN

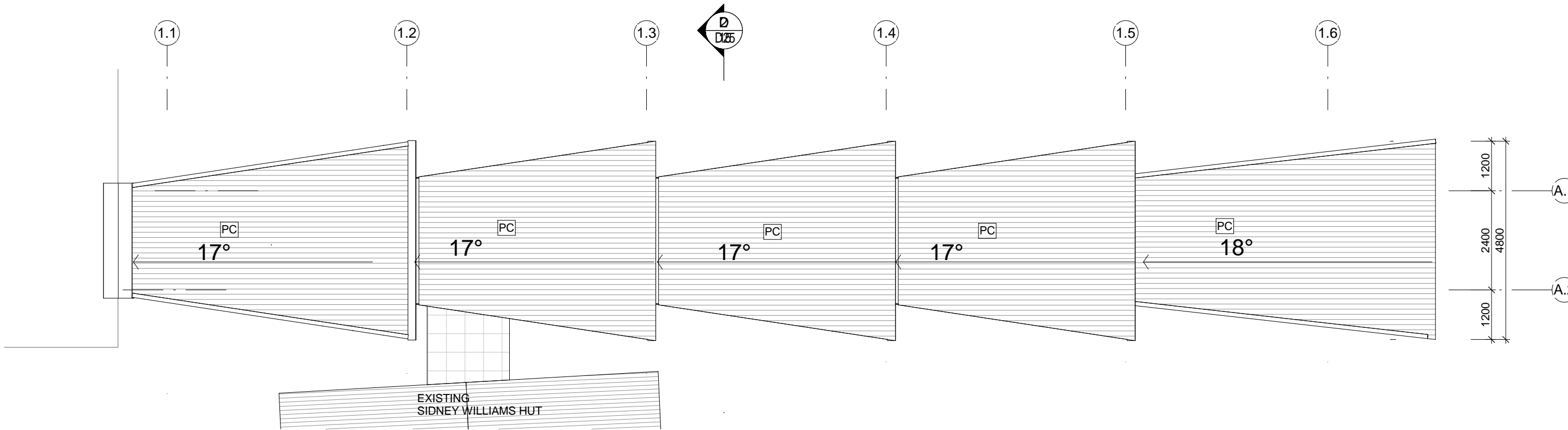
ROOF PLAN FRONT

DATE: 08.07.2016 DWG NO: 09



GROUND FLOOR PLAN - ENTRY STRUCTURES

1 : 100



ROOF PLAN ENTRY STRUCTURES

1 : 100

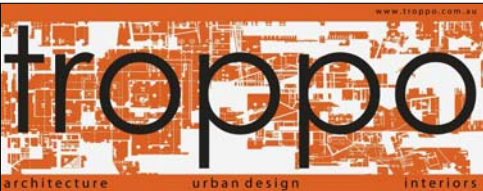
ROOF PLAN KEY

ROOF MATERIALS KEY

- CO(G) GALV. CUSTOM ORB ROOF SHEETING
AS SPEC.
- G(PC) SUNTUF 'GRECA' POLYCARBONATE
ROOF SHEETING AS SPEC.

DOWNPIPE KEY

PRELIMINARY



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PEE WEES AT THE POINT

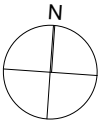
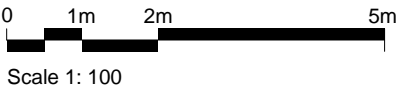
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DARWIN

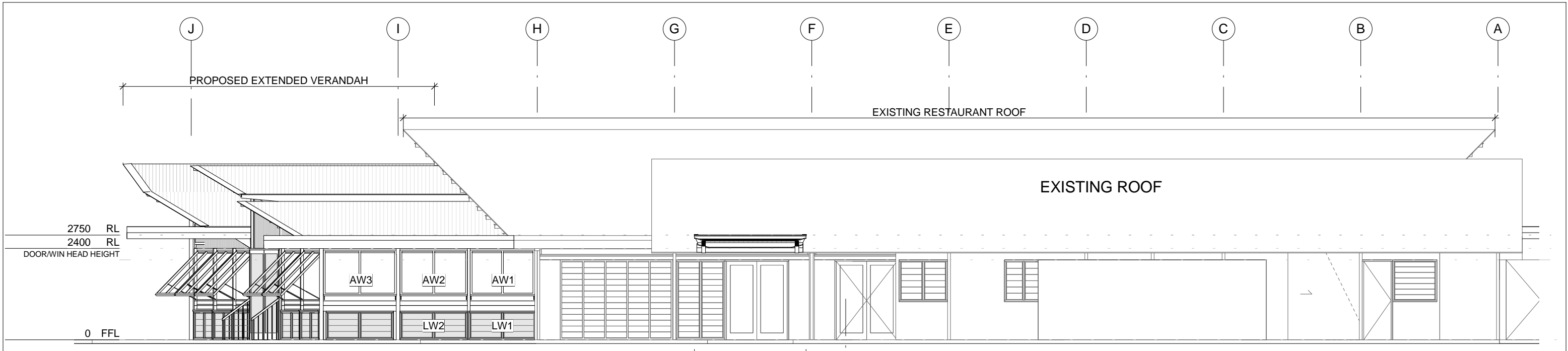
ENTRY STRUCTURES

DATE: 08.07.2016

DWG NO:

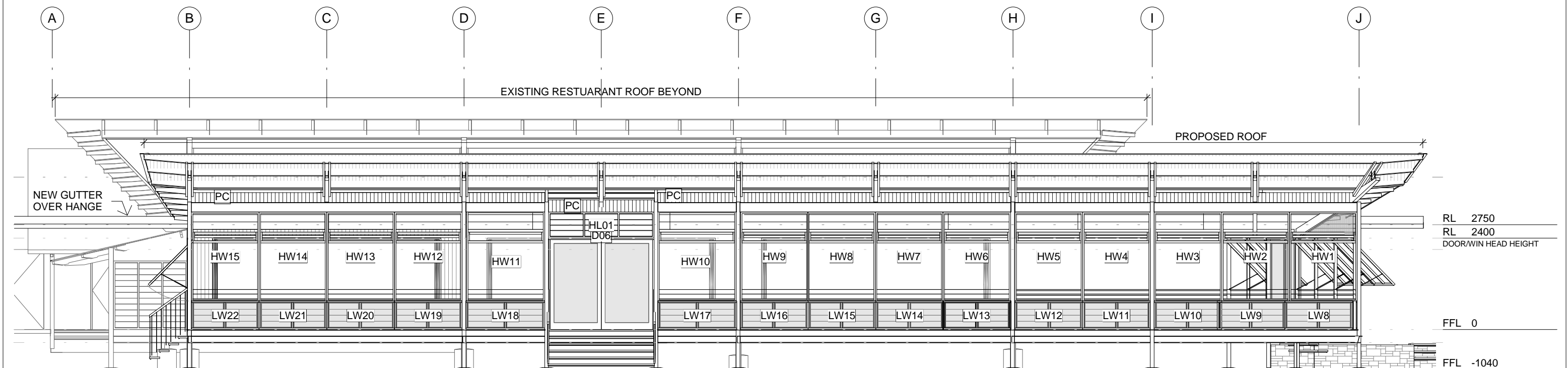
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NORTH ELEVATION

1 : 100



SOUTH ELEVATION

1 : 100

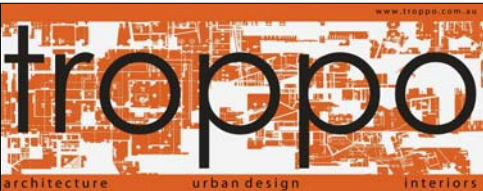
WALL MATERIAL KEY

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- MB(TL) 100 SERIES CONC. MASONRY BLOCKWORK WALL TO STRUCT. ENG. DOCS. TILE FINISH TO PROV. SUMS
- PB PLASTERBOARD LINING, PAINT FINISH AS SPEC.
- PC POLYCARBONATE, FINISH AS SPEC.

ELEVATIONS KEY



PRELIMINARY



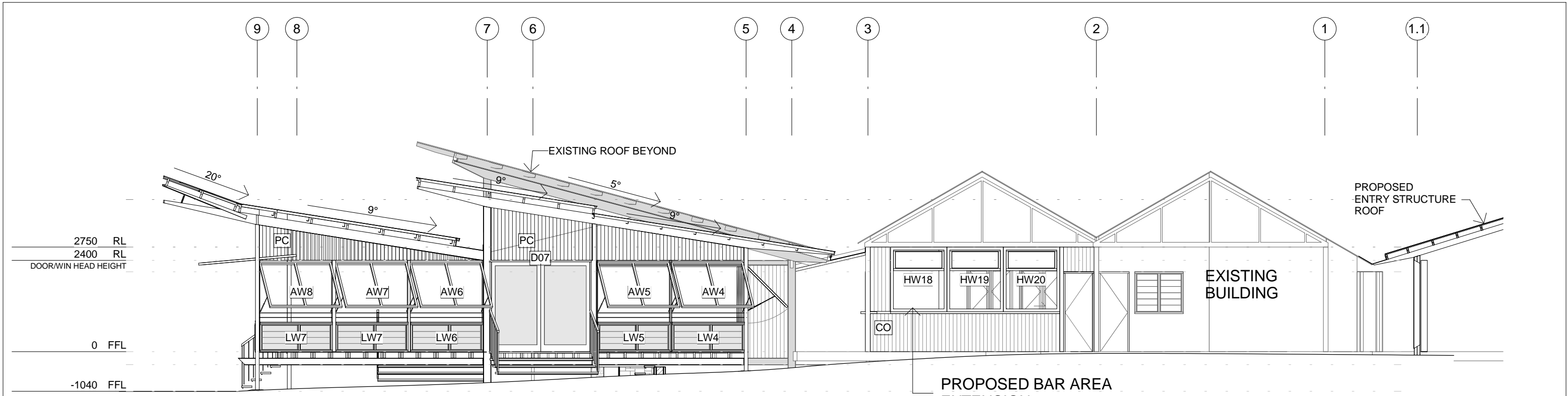
PEE WEES AT THE POINT

AT: PEEWEE CAMP, EAST POINT,
DARWIN

NORTH + SOUTH ELEVATIONS

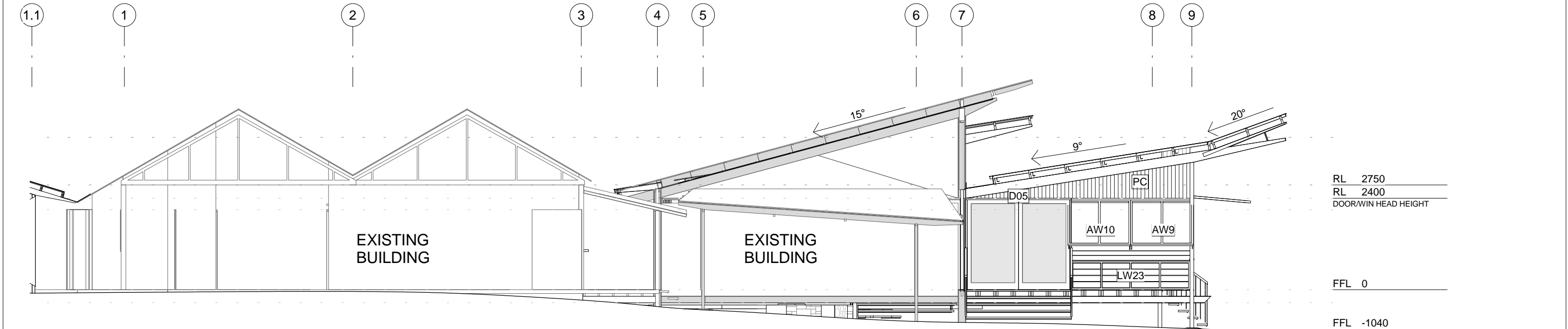
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DATE: 08.07.2016 DWG NO: 11



EAST ELEVATION

1 : 100



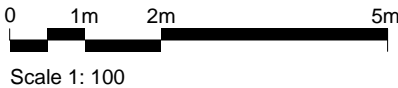
WEST ELEVATION

1 : 100

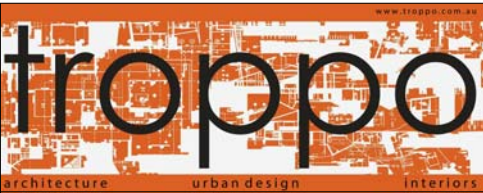
WALL MATERIAL KEY

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- MB(TL) 100 SERIES CONC. MASONRY BLOCKWORK WALL TO STRUCT. ENG. DOCS. TILE FINISH TO PROV. SUMS
- PB PLASTERBOARD LINING, PAINT FINISH AS SPEC.
- PC POLYCARBONATE, FINISH AS SPEC.

ELEVATIONS KEY



PRELIMINARY



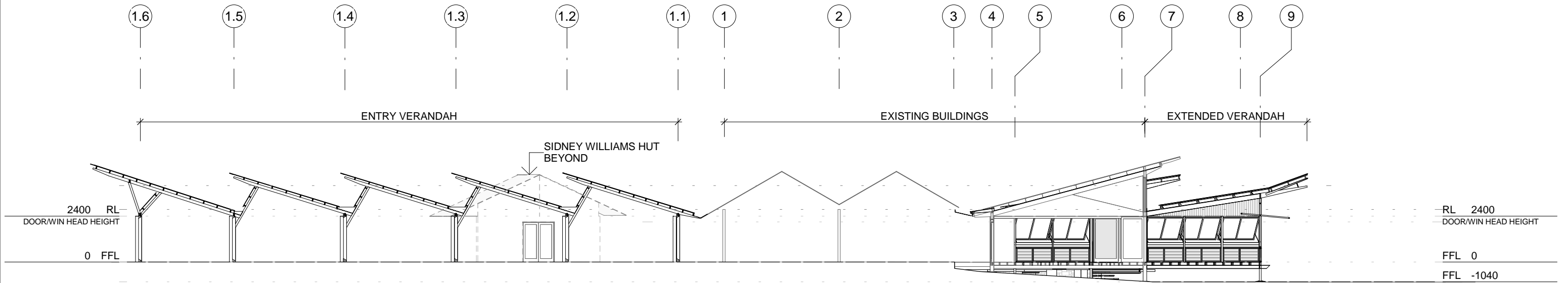
PO Box 483, Darwin, NT 0801
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E: darwin@troppo.com.au

PEE WEES AT THE POINT

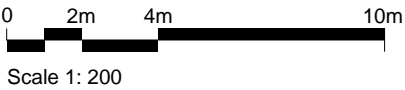
AT: PEEWEE CAMP, EAST POINT,
DARWIN

EAST + WEST ELEVATIONS

DATE: 08.07.2016 DWG NO: 12



SECTION A
1 : 200



PRELIMINARY



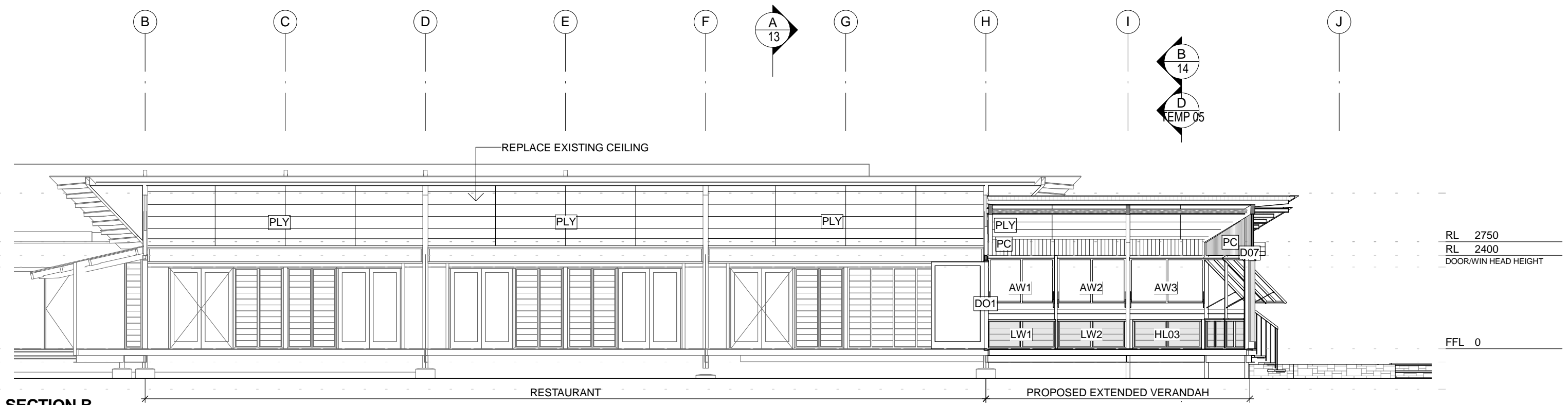
PO Box 483, Darwin, NT 0801
T: +(61) 8 8981 9585
E: darwin@troppo.com.au

PEE WEES AT THE POINT

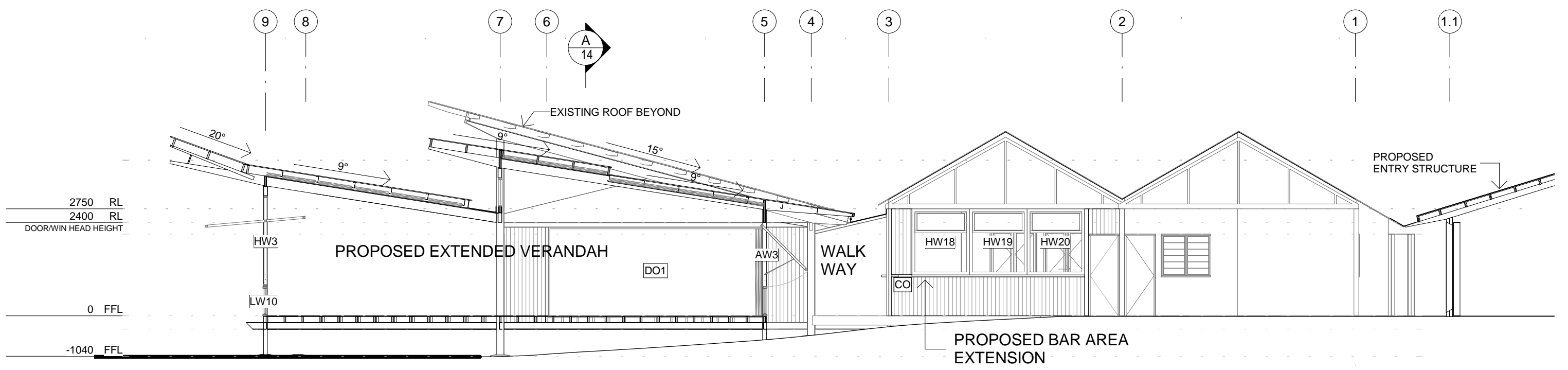
AT: PEEWEE CAMP, EAST POINT,
DARWIN

SECTION A

DATE: 08.07.2016 DWG NO: 13



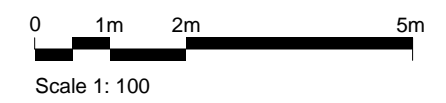
SECTION B
1 : 100



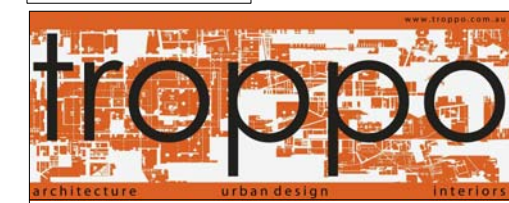
SECTION C
1 : 100

WALL MATERIAL KEY

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- MB(TL) 100 SERIES CONC. MASONRY BLOCKWORK WALL TO STRUCT. ENG. DOCS. TILE FINISH TO PROV. SUMS
- PB PLASTERBOARD LINING, PAINT FINISH AS SPEC.
- PC POLYCARBONATE, FINISH AS SPEC.

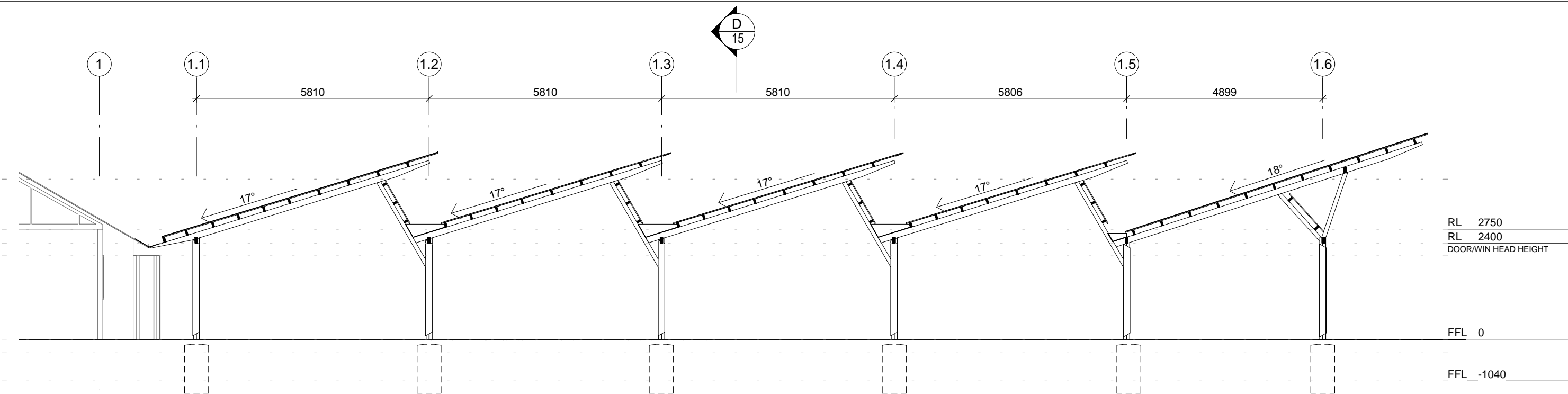


PRELIMINARY



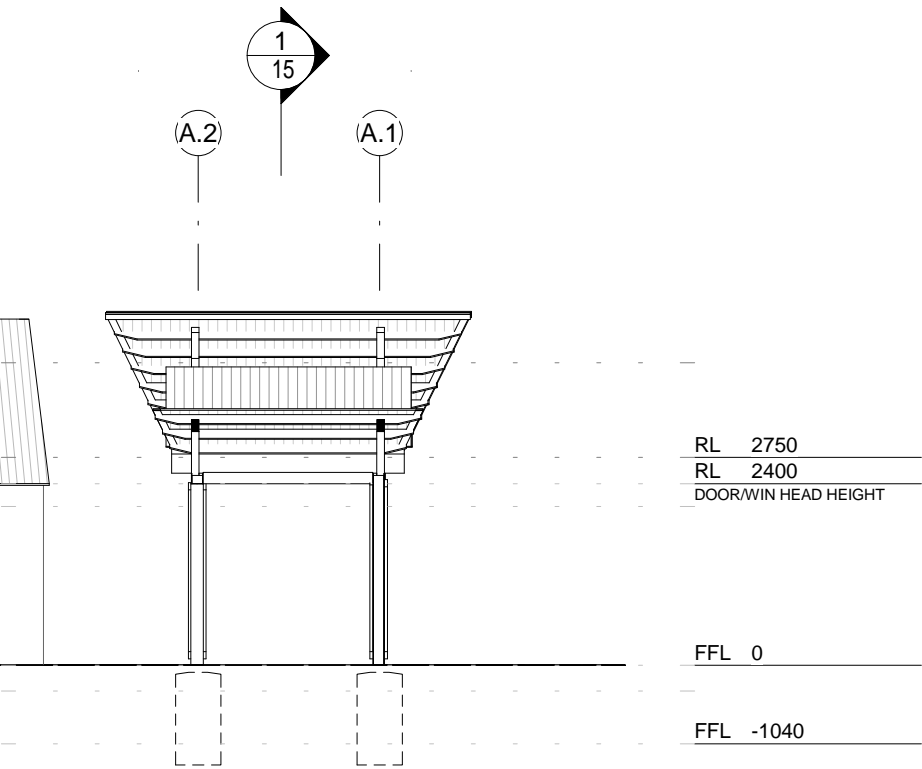
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E: darwin@troppo.com.au

| | |
|-------------------------------------|------------|
| PEE WEES AT THE POINT | |
| AT: PEEWEE CAMP, EAST POINT, DARWIN | |
| SECTIONS B & C | |
| DATE: 08.07.2016 | DWG NO: 14 |



SECTION D

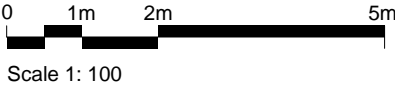
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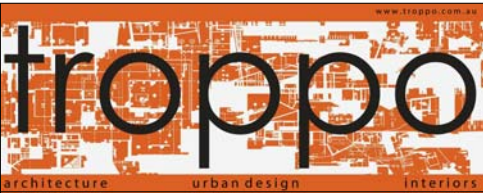
SECTION E

1 : 100

SECTIONS KEY



PRELIMINARY



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PEE WEES AT THE POINT

AT: PEEWEE CAMP, EAST POINT,
DARWIN

SECTION D & E

DATE: 08.07.2016 DWG NO: 15



PERSPECTIVE 6

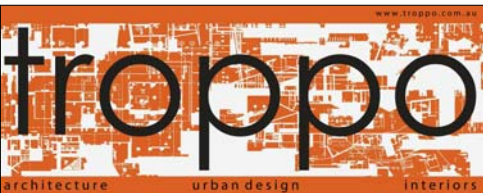


PERSPECTIVE 5



PERSPECTIVE 3

PRELIMINARY



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PEE WEES AT THE POINT

AT: PEEWEE CAMP, EAST POINT,
DARWIN

3D VIEWS 02

DATE: 08.07.2016 DWG NO: 16

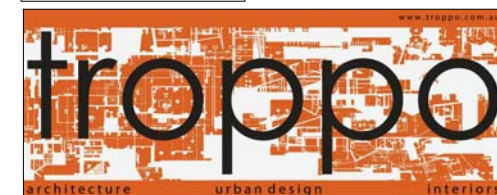


PERSPECTIVE 2



PERSPECTIVE 4

PRELIMINARY



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PEE WEES AT THE POINT

AT: PEEWEE CAMP, EAST POINT,
DARWIN

3D VIEWS 01

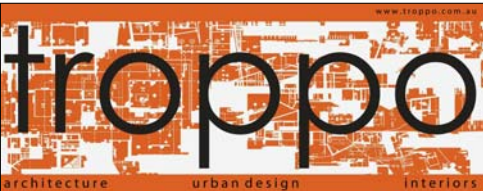
DATE: 08.07.2016

DWG NO:

17



PRELIMINARY



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PEE WEES AT THE POINT

AT: PEEWEE CAMP, EAST POINT,
DARWIN

VIBE BOARD

DATE: 08.07.2016 DWG NO: 18

STATEMENT OF EFFECT – LOT 5775 TOWN OF DARWIN

1. Introduction

This report accompanies an application for alterations and additions to an existing restaurant, comprising refurbishment and expansion of the existing bar area, alterations and additions to the verandah area on the southern side of the existing restaurant, new entry path structures, landscaping and terracing to the existing outdoor function area and new paving. The proposed works will increase the extent of flexible building envelope to improve options for all-day year-round use, and have been designed to ensure the critical visual elements and view corridors and the heritage values of the site are retained and protected. Further, the design of the proposed works ensures the context of the site, within the community use locality of East Point and the Darwin foreshore, is maintained.

The subject land is located in Zone PS (Public Open Space) within the Northern Territory Planning Scheme. This report details the nature of the subject land and locality, the proposed development, considers the proposal against the relevant provisions of the Planning Scheme, and the relevant components of **Section 46** of the Northern Territory Planning Act.

This report (and application) is to be read in conjunction with the following attachments:

- Attachment A:** Site Plans, Floor Plans, Elevations and Perspectives
- Attachment B:** Heritage Approval
- Attachment C:** Minister Support in relation to **Clause 6.5.2(2)(d)**
- Attachment D:** Area Schedule
- Attachment E:** Title

2. Subject Land

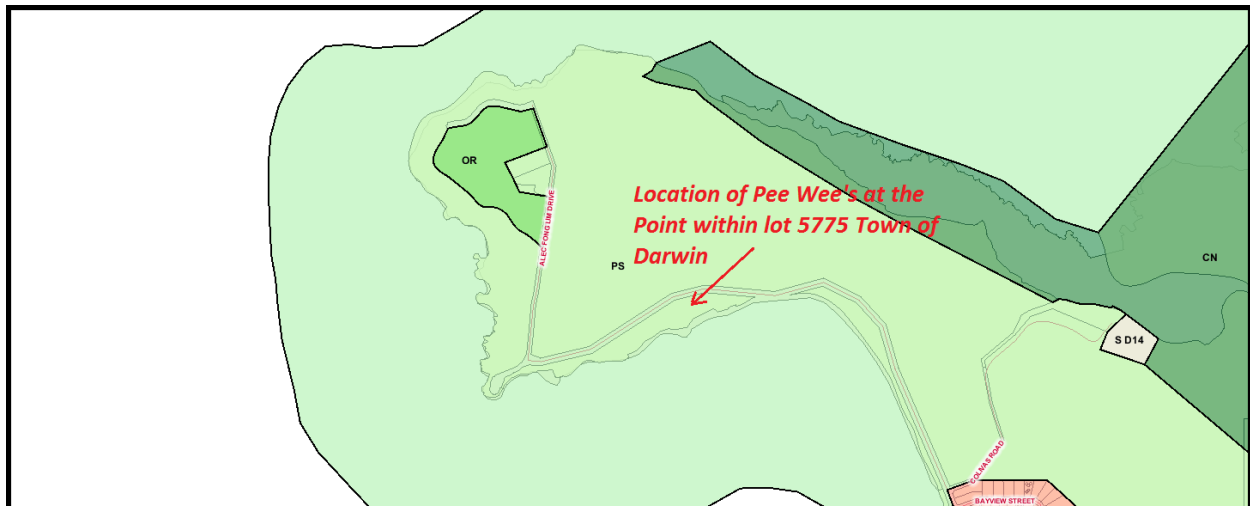


Figure 1: Location of Pee Wee's at the Point within Lot 5775 Town of Darwin (152 Alec Fong Lim Drive, East Point).

| | |
|---|---|
| Address: | Lot 5775 Town of Darwin (152 Alec Fong Lim Drive, East Point) |
| Title Reference and Land Tenure: | CUFT 806 320 Estate in Fee Simple (Subject land comprises a lease from the City of Darwin to the proprietors) |
| Landowner: | City of Darwin |
| Land Area: | 1 square kilometre, 90 hectares, 7,000m ² (Lot 5775) 9,890m ² (lease parcel / subject land) |
| Easements: | Drainage Easement to the Northern Territory of Australia Sewerage Easement to Power and Water Authority Electricity Supply Easement to Power and Water Authority Water Supply Easement to Power and Water Authority Electronic Communications Easement to Northern Territory of Australia |
| Zone: | PS (Public Open Space) |

The subject land comprises a registered lease parcel (lease dealing number 371010) of 9,890m² adjacent the southern foreshore of East Point. The site is located adjacent the southern side of Alec Fong Lim Drive, with access provided to a public car parking area with 25 parking spaces.

Additional public parking is available in the form of 90 degree parking spaces accessed directly from Alec Fong Lim Drive, both adjacent the subject land (15 spaces) and a short distance to the east (20 spaces). The parcel contains the existing Pee Wee's at the Point restaurant, comprising a series of buildings and outdoor dining areas, along with service areas, access and car parking. The lease parcel also contains a heritage-listed Sidney Williams Hut, Annexe and associated structures. The existing restaurant comprises a paved entry area, bar, amenities and kitchen, through the internal restaurant area onto a verandah leading down to a paved patio area overlooking Darwin Harbour. To the east of the restaurant is a lawn function area. The southern extent of the site is bordered by wire / stainless steel cable fencing. The southern and south-eastern portion of the site is affected by both Primary and Secondary Storm Surge zones (refer **figure 2** below).

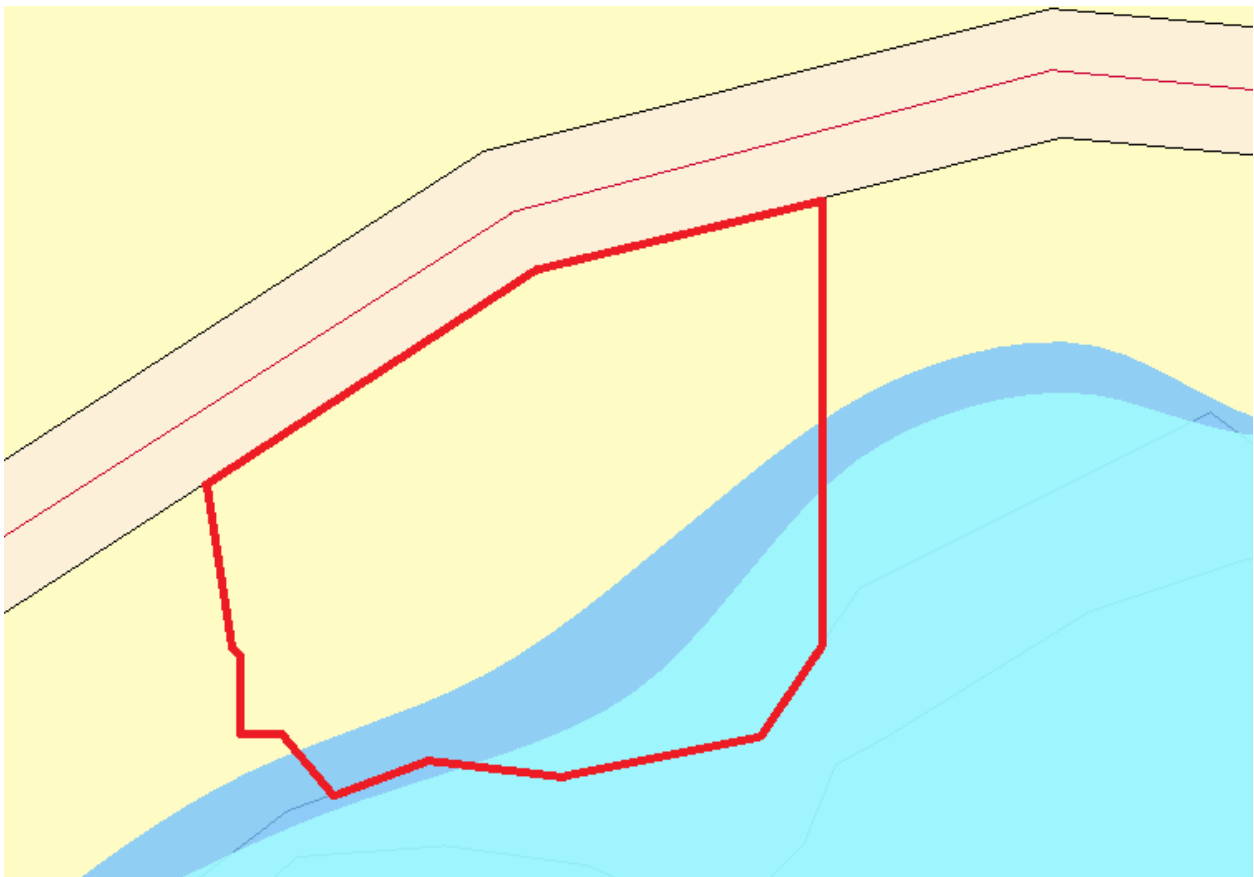


Figure 2: Extent of storm surge (both shades of blue) affecting the lease area (red line)

3. Locality

Figure 1 in **section 2** of this report identifies the site and surrounding locality. The subject land comprises an existing lease parcel within lot 5775, itself comprising the public open space area of East Point. East Point comprises a public reserve and recreation area, consisting of established parklands and natural bush areas, walking and cycling tracks, foreshore access and recreation areas, Darwin historical infrastructure, a road network, car parking areas, playgrounds and public amenities and a recreation lake. The East Point Reserve extends from Colivas Road in Fannie Bay, to the western-most edge of the point, and adjoins Ludmilla Creek to the north. East Point is owned by, and is under the care and control of the City of Darwin.

The Fannie Bay Equestrian Club occupies a leased area in the north-western portion of the reserve, adjacent the Defence of Darwin Experience museum (located on separate crown land allotments). With the exception of the equestrian club (Zone OR – Organised Recreation) and the foreshore areas adjacent Ludmilla Creek (Zone CN – Conservation), East Point is zoned PS (Public Open Space).

4. Proposed Development

The application comprises alterations and additions to the existing restaurant, including an expansion of the existing verandah to significantly improve the flexibility of the restaurant space and better cater for year-round dining. The proposal also includes landscaping works and terracing to the existing function area, whilst ensuring all heritage items are suitably protected and incorporated into the proposed works. Specifically, the application comprises:

- Covered pathway connection between existing car parking area and restaurant entrance;
- Bar area extension adjacent restaurant entrance;
- Restaurant refurbishment and verandah extension comprising new restaurant floor, removal of existing deck and steps and associated structures, removal of pop-out roof, and provide new verandah and deck area to southern and eastern elevations; and
- Landscaping joining the restaurant (new verandah) and function area, comprising new paving, terrace wall and steps and stage platform.

Built form design has carefully considered the location of the site, the positive character traits of the existing restaurant and heritage structures within the site, and the appearance of the building along the foreshore, and includes a number of tropical elements, including the variable roof pitch as a critical design element, window shutters and extensive use of glazing and louvres.

Evident on the site and construction plans in **Attachment A**, the site includes a number of heritage buildings and structures, including the Sidney Williams Hut, Annexe and two concrete pads, one beneath the existing restaurant and one at the northern end of the function area. Extensive discussions have occurred with the Heritage Branch of the Department of Tourism and Culture, and the proposed works have been approved by the (previous) Minister for Lands and Planning. The approval letter is dated 4 August 2016 and provided in **Attachment B**.

The subject land and proposed works will be subject to a lease from the City of Darwin, due to commence 1 September 2017. Title records confirm the subject land has been leased since 1997, with a development permit in 1996 issuing approval for a subdivision for the purpose of lease exceeding 12 years (DP96/0453). Discussions with the Department of Infrastructure, Planning and Logistics and the Survey Branch indicate that, regardless of the development permit, the registration of the lease and the occupation of the site for nearly 20 years, the original survey plan was never accepted, and the development permit has thus expired. Accordingly, a separate development application for the purpose of subdivision is also required.

5. Section 46(3)(a) - NT Planning Scheme

The relevant provisions within the Northern Territory Planning Scheme (the Scheme) are referred to below.

Nature of Development

The proposal comprises the development of *restaurant* per the definitions within **Clause 3.0** of the Northern Territory Planning Scheme. **Clause 3.0** defines *restaurant* as:

*“restaurant” means premises (other than a **shop**, or part of a **hotel** or a **motel**) in which meals are served to the public whether or not the premises provides a drive-through service or requires a licence under the Liquor Act;*

Zone PS

The subject land is located within zone PS (Public Open Space) per the Darwin Zone Plan and **Clause 5.14** of the Northern Territory Planning Scheme. **Clause 5.14** provides two objectives, collectively comprising the Zone Purpose Statement, for development in Zone PS:

1. *The primary purpose of Zone PS is to provide public areas for recreational activity.*
2. *Development should be limited to that which is for public use and enjoyment consistent with the recreational opportunities of the land and which has minimal adverse impact (if any) on adjoining or nearby property.*

The application seeks alterations and additions to an existing restaurant within an existing and established lease area. The restaurant provides a publically accessible recreation facility consistent with the recreational opportunities of the land. The Zone Purpose Statement does not specify the ability for private, for-profit businesses to operate within Zone PS in a manner consistent with the Zone Purpose Statement, however the wording of **Objective 1** being “*primary purpose...*” indicates there may be some flexibility in relation to the use of land for the purpose of private business within Zone PS. Critical to this is the identification of *restaurant* in the Zoning Table as *Discretionary* in Zone PS (one of only 7 possible uses within Zone PS), suggesting the use of land for the purpose of a *restaurant* as appropriate in Zone PS, providing it doesn’t comprise the “*primary purpose.*” To this end, the proposed works do not expand the existing lease area, and do not further encroach on existing public open space areas, and thus are considered suitable in the context of **Objective 1**, the existing land use and lease area, and the uses anticipated in the Zoning Table. This flexibility, based on the wording of **Objective 1**, in considering the development of land for the purpose of a *restaurant* given the established land use and lease area, is considered to expand to include **Objective 2**, in that the primary purpose of Zone PS is not compromised, and as such land for “*public use and enjoyment consistent with the recreational opportunities*” will be maintained.

The Table to **Clause 5.14** identifies **Clauses 6.1, 6.5.1 and 6.6** as relevant in the consideration of an application for *restaurant* in Zone PS.

Clause 6.1 – General Height Control

Clause 6.1 relates to general height control, and provides that:

1. *The height of any point of a building is to be measured from **ground level** vertically below that point and includes the height of a mound specifically provided or made to elevate the building.*
2. *Unless expressly provided by this Planning Scheme, the height of any part of a building is not to exceed 8.5m above the **ground level**, unless it is:*
 - a) *a flag pole, aerial or antenna; or*
 - b) *for the housing of equipment relating to the operation of a lift.*

Based on the elevations in **Attachment A**, the maximum height of the proposed works, comprising the verandah extension, will be 5.4 metres when measured in accordance with **Clause 6.1**. The maximum height of existing structures is 6.1 metres. The proposal therefore complies with **Clause 6.1**.

Clause 6.5 – Vehicle Parking

Clause 6.5.1 requires the provision of on-site car parking spaces at various rates relative to individual land uses. The provision of car parking for the purpose of a *restaurant* is required at the rate of 6 spaces per 100m², including any alfresco dining areas. In accordance with the *net floor areas* indicated in the area schedule in **Attachment D**, the comparative car parking requirements for the existing and proposed restaurant per **Clause 6.5.1** are identified in Table 1 below.

| Use | Existing Area | Spaces Required (Existing) | Proposed Area | Spaces Required (proposed) | Car Parking provided |
|---------------------|----------------------|----------------------------|----------------------|----------------------------|--------------------------------------|
| Internal Restaurant | 185m ² | 11.1 | 177m ² | 10.62 | 25 on site + 35 (<150 metres) |
| Verandah | 65m ² | 3.9 | 220m ² | 13.2 | |
| Kitchen and Bar | 62m ² | 3.75 | 71m ² | 4.26 | |
| Outdoor Seating | 400m ² | 24 | 400m ² | 24 | |
| (Function Area) | (850m ²) | (51) | (700m ²) | (42) | |
| Total | | 42.75 (93.75) | | 52.08 (94.08) | |

The above table identifies existing and proposed restaurant areas and quantifies the net increase in car parking created by the proposed alterations and additions. The table provides figures both including and excluding the function area, given the intermittent nature of functions do not increase the requirement for car parking during daily

restaurant operations, however do generate a spike in visitation when functions occur. Evident from the above, the maximum net increase in car parking generation is 10 spaces (from 43 to 53).

Car parking for the site is provided within a single off-street parking area within the existing lease parcel, accessed from Alec Fong Lim Drive and providing 25 spaces. In addition, 90 degree public parking is located immediately adjacent the lease parcel and accessed directly from Alec Fong Lim Drive, with 15 spaces. Finally, an additional public parking area, also comprising 90 degree public parking accessed directly from Alec Fong Lim Drive, is located approximately 120 metres east of the site, with an additional 20 parking spaces. Whilst these street-side parking areas are shared with other users of East Point, the extent of parking available and the night-time focus of activities within the restaurant, are such that available car parking within the immediate locality is sufficient to accommodate the restaurant, the proposed expansion and other users within East Point. In relation to the provision of car parking, the following section addresses the specific components of **Clause 6.5.2** as they relate to the proposal.

(a) the zoning of the land, the use or development or proposed use or development of the land and the possible future use or development of the land;

The nature of the existing use and the proposed alterations and additions, along with the availability and use of existing car parking areas, are such that available car parking areas are sufficient to accommodate the existing use and the proposed expansion. The limited additional floor and outdoor dining areas are such that the theoretical increase in parking demand is limited to 10 spaces, which can be accommodated within existing parking areas.

*(b) the provision of **car parking spaces** in the vicinity of the land; and*

The restaurant relies on public parking areas within close proximity to the site, as well as the car parks located within the lease area itself. As indicated, and given the limited increase in net floor and outdoor dining areas, existing car parking areas are sufficient to accommodate the proposed works.

(c) the availability of public transport in the vicinity of the land; or

The extent of public transport available to the site is not considered to significantly affect car parking demand, although the proprietors have advised that, given the nature of Pee Wee's at the Point, there is a high reliance on taxi services to provide transport to and from the restaurant, to the extent that may reduce parking demand relative to other restaurants.

*(d) the use or development relates to a **heritage place** and the Minister responsible for the administration of the Heritage Conservation Act supports the reduced provision of **car parking spaces** in the interest of preserving the significance of the **heritage place***

The application relates to a heritage place and the Minister responsible for the administration of the *Heritage Act* has provided support for the reduced provision in the interest of preserving the significance of the heritage place. This support is provided in **Attachment C**.

The provision of further car parking would compromise both the viability of the project and thus the ability for development to preserve the significance of the heritage place (noting the role that appropriate development plays in the preservation of heritage items), and will compromise the visual integrity and amenity of the site, adversely

impacting on the heritage values within the site. Accordingly, the extent of car parking existing within and nearby the site is both sufficient (to cater for the proposed use) and appropriate.

Clause 6.5.3 refers to the design and layout of car parking areas. The proposed development will utilise existing car parking areas and will not alter the existing level of compliance with **Clause 6.5.3**.

Clause 6.6 – Loading Bays

Clause 6.6 requires the provision of space for the loading and unloading of vehicles associated with the use of land, and requires 1 loading bay for every 2,000m² net floor area, with minimum dimensions of 3.5 metres by 7.5 metres, and minimum vertical clearance of 4 metres. With a net floor area well below 2,000m², 1 loading bay is required. The restaurant will continue to rely on loading and unloading areas within the existing service yard, immediately west of the restaurant building. The service yard has a clear area of approximately 3.6 metres by 11 metres, with no vertical constraint, thus complying with **Clause 6.6**.

Clause 6.14 – Land subject to Flooding and Storm Surge

As identified in **Figure 2**, the subject land is affected by the Primary and Secondary Storm Surge Areas (PSSA and SSSA). The proposed verandah additions encroach into the SSSA, however building works (with the exception of landscaping within the function area) are not affected by the PSSA. **Clause 6.14** relates to land subject to flooding and storm surge and provides, as relevant to land identified as being affected by inundation from storm surge:

1. *The purpose of this clause is to reduce risk to people, damage to property and costs to the general community caused by flooding and storm surge.*
6. *Development in the PSSA should be limited to uses such as open space, recreation, non-essential public facilities (wastewater treatment works excepted) and short-stay tourist camping/ caravan areas.*
7. *Development within the SSSA should be confined to those uses permitted in the PSSA as well as industrial and commercial land uses.*
8. *Residential uses, strategic and community services (such as power generation, defence installations, schools, hospitals, public shelters and major transport links) should be avoided in the PSSA and the SSSA.*

Uses within land affected by the PSSA are limited to *recreation* uses, comprising the grassed outdoor function area within minimal building works, and built form unlikely to be significantly impacted by a storm surge event. The proposed verandah extension encroaches into the SSSA, and is consistent with the *commercial* land uses anticipated within the SSSA. The finished floor level of the verandah will be approximately 1.04 metres above the existing ground level, in order to match the existing restaurant floor level. Accordingly, the ability of the proposed works to meet the requirements of **subclause 5 of Clause 6.14** (floor level at least 300mm above Defined Flood Area level) is limited by the need to match the existing restaurant level for operational, aesthetic and amenity reasons.

The nature of use of the restaurant area, comprising moveable tables, chairs and other furniture, is such that the “*risk to people, damage to property and costs to the general community*” is sufficiently reduced, and the proposal is consistent with the objective of **Clause 6.14**.

5.1 Darwin Regional Land Use Plan and Inner Suburbs Area Plan

Clause 2.7 of the NT Planning Scheme provides requirements regarding reference to policy documents in development applications. **Clause 2.7** provides:

1. *The interpretation of this Planning Scheme and the determinations of a consent authority must have regard to the policies and planning concepts expressed in those documents appearing in Part 8 or Schedule 2 and ensure that a use or development or proposed use or development is consistent with them.*
2. *Where there is an inconsistency between any applicable policy and this Planning Scheme, the provisions of the Planning Scheme will prevail*

Schedule 2 of the Planning Scheme makes reference to eight policy documents, including the *Darwin Regional Land Use Plan*. The *Darwin Regional Land Use Plan* was prepared by the NT Planning Commission and incorporated into **Schedule 2** of the Planning Scheme in 2015. The plan provides a vision, goals and intended outcomes for development of the Darwin Region, identifies regional opportunities and the intention for development into the medium and long term. The Land Use Structure on Page 13 of the Plan identifies the subject land as *Open Space / Natural Area*. Page 27 of the Plan relates to *Open Space / Natural Areas* and seeks to ensure future development facilitates the retention of open space, significant vegetation and environmental areas. Commentary within the plan recognises the inclusion of a range of recreation areas within *Open Space / Natural Area*, and seeks to ensure continued access to recreational facilities.

Given the existing use and the confinement of the proposed works to existing lease and built form envelopes, the proposal does not compromise the retention of open space and recreation areas, and as such the proposal does not compromise the realisation of objectives per the Regional Land Use Plan.

The *Darwin Inner Suburbs Area Plan* was finalised in June 2016 and incorporated into **Schedule 2** of the NT Planning Scheme. The Plan provides a framework to guide progressive growth and development within the Inner Suburbs of Darwin. The Area Plan identifies the subject land for the continued purpose of *Public Open Space*. **Section 3.4** of the Area Plan provides the following objectives and acceptable responses for public open space and harbour foreshore areas:

| 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> | |
| 3. <i>Enhancement of existing public open spaces.</i> | Upgraded play equipment, park furniture, shade and landscaping provided in public open spaces. |
| 4. <i>Additional public open space within large developments.</i> | In accordance with the communal and open space requirements of the NT Planning Scheme. |

| Darwin Harbour Foreshore Reserves within Zone PS and OR | |
|--|---|
| Objectives | Acceptable Responses |
| 1. New buildings and structures that respond appropriately to the Darwin Harbour Foreshore. | Development associated with the harbour foreshore: <ul style="list-style-type: none"> • does not detract from view corridors to the Darwin Harbour or Darwin from the Harbour; • has minimal impact on the continuous green landscape setting of the foreshore; • connects directly to the existing pedestrian and cycle networks within the locality; • provides continued public access to the foreshore, beach and parklands; • provides generously landscaped spaces to any adjoining public road or public open space reserve, with a minimum deep root zone of 8m on such interfaces to be achieved; and • ensures that buildings do not negatively impact or dominate the visual appearance of the low scale character of the foreshore. |

In accordance with the Inner Suburbs Area Plan, the proposal ensures no net loss to public open space, does not encroach or compromise foreshore access, maintains the green landscape setting of the foreshore by limiting works to existing building areas, respects existing pedestrian and cycle networks, respects established landscaped and vegetated areas, and ensures buildings are appropriate to the foreshore character. The proposal is therefore consistent with the Darwin Inner Suburbs Area Plan, and will not compromise the broader objectives thereof.

6. Section 46(3)(b) – Interim Development Control Order

There are no Interim Development Control Orders currently applicable to the subject land.

7. Section 46(3)(c) – Environmental Assessment Act, Waste Management and Pollution Control Act

Formal consideration under the Northern Territory Environmental Assessment Act is not likely to be required, and the proposal is not likely to impact on any environment protection objective under the Waste Management and Pollution Control Act.

8. Section 46(3)(d) – Merits of Proposed Development

The proposal will expand the capabilities and amenity of the existing restaurant, and improve the dining facilities available to members of the public.

9. Section 46(3)(e) – Subject Land, Suitability of Development and effect on other land

The proposal is limited to existing building and lease areas, and as such will suitably integrate with the subject land and surrounding areas without adverse impacts.

10. Section 46(3)(f) – Public Facilities and Open Space

The site is within a large public open space area with a range of public infrastructure and amenities.

11. Section 46(3)(g) – Public Utilities and Infrastructure

The limited extent of proposed expansion is not expected to place undue demand on public services and infrastructure.

12. Section 46(3)(h) – Impact on Amenity

Building design and layout will ensure the proposal does not unreasonably impact on amenity.

13. Section 46(3)(j) – Benefit/Detriment to Public Interest

The proposal will improve existing dining facilities whilst ensuring no further loss to public open space areas.

14. Section 46(3)(k) – Compliance with the Building Act

No subdivision is proposed, thus **Section 46(3)(k)** is not relevant.

15. Section 46(3)(l) – Development of Scheme Land

The application does not comprise alterations to or the further subdivision of land under a unit titles scheme. Accordingly Section 46(3)(l) is not relevant.

16. Conclusion

The application proposes alterations and additions to the existing restaurant to improve existing facilities and amenity to visitors.

The proposal seeks to limit works to existing lease areas and land previously altered through past building works, and as such is suitable within the context of the Northern Territory Planning Scheme and Zone PS. Existing heritage values have been suitably considered, and the proposal acceptably considers the importance of East Point as a public open space area of critical importance.



Brad Cunningham

Principal, Northern Planning Consultants Pty Ltd

29 June 2017



MINISTER FOR LANDS AND PLANNING

Parliament House
State Square
Darwin NT 0800
minister.tollner@nt.gov.au

GPO Box 3146
Darwin NT 0801
Telephone: 08 8928 6622
Facsimile: 08 8928 6509

Ms Jo Best
Troppo Architects
GPO Box 483
DARWIN NT 0801

Dear Ms Best

Notice of Decision (Section 77 of the *Heritage Act*): Pee Wee Camp, East Point, Darwin

I refer to your Application to Carry Out Work dated 1 July 2016, in which you sought approval to carry out work within 'Pee Wee Camp' at East Point in Darwin.

After having taken into account the advice of the Heritage Council, I have decided to approve the work. The *Heritage Act* requires that I provide you with a review notice in relation to this matter, which is attached to this letter.

This letter gives you permission under the terms of the *Heritage Act* to proceed with the proposed work. You also need to ensure that you comply with all other relevant legislative requirements, including the *Planning Act* and the *Building Act*.

If you have any further queries, please do not hesitate to contact Mr Michael Wells, Director Heritage Branch, Department of Lands, Planning and the Environment on 8999 5036 or by email michael.wells@nt.gov.au

Yours sincerely

DAVID TOLLNER

04 AUG 2016

REVIEW NOTICE

This review notice is provided in accordance with section 77 of the *Heritage Act*.

THE DECISION

To approve proposed work within 'Pee Wee Camp' at East Point in Darwin, under the terms of the *Heritage Act*, as outlined in an Application to Carry Out Work from Ms Jo Best dated 1 July 2016.

STATEMENT OF REASONS

The proposed work will not have an undue impact on the heritage significance of Pee Wee Camp, and will enhance the site and improve the viability of the business operating within the site.

NOTICE OF RIGHT OF REVIEW

Section 35(1) of the *Northern Territory Civil and Administrative Tribunal Act* provides that you have a right to request a written statement of reasons for the decision. However, as this Review Notice already contains a statement of reasons for the decision, under section 35(2) of the *Northern Territory Civil and Administrative Tribunal Act*, no further statement of reasons for the decision need be provided.



COPY

MINISTER FOR LANDS AND PLANNING

Parliament House
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State Square
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minister.tollner@nt.gov.au

GPO Box 3146
Darwin NT 0801
Telephone: 08 8928 6622
Facsimile: 08 8928 6509

Mr Denis Burke
Chairman
Development Consent Authority
GPO Box 1680
DARWIN NT 0801

Dear Mr Burke

I refer to a proposed development at Pee Wee Camp at East Point, a declared heritage place. The proposal is to extend Pee Wee's Restaurant, which is located within the site, and make some modifications to the landscaping of the site.

I have considered an Application to Carry Out Work dated 1 July 2016, in which Ms Jo Best of Troppo Architects sought approval under the terms of the *Heritage Act* to carry out the proposed work. I have decided to approve the application.

I am also aware that Mr Brad Cunnington of Northern Planning Consultants has approached the Department of Lands, Planning and the Environment about car parking requirements in relation to the proposed development.

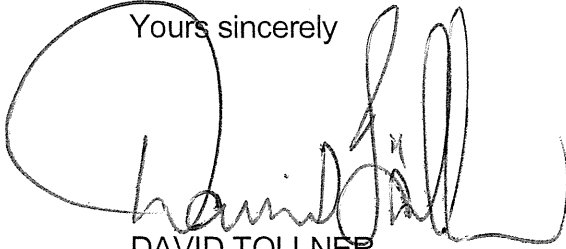
Mr Cunnington cites Clause 6.5.2(d) of the NT Planning Scheme, which states that the consent authority may approve a development with fewer car parking spaces than required, if it is satisfied that a reduction is appropriate in the circumstances, taking into account a number of matters including if the proposed development relates to a declared heritage place, and the Minister responsible for the administration of the *Heritage Act* supports the reduced provision of car parking spaces in the interest of preserving the significance of the heritage place.

After having considered advice from the Department, I agree that a reduction in car parking requirements should be considered in the interests of preserving the heritage significance of Pee Wee Camp, taking into account particular aspects of the site, including the relation of the historic Sidney Williams Hut to the car parking area.

I am therefore writing to ask you to consider a reduction in car parking in relation to the proposed development pursuant to section 6.5.2(d) of the NT Planning Scheme, if such a reduction is necessary.

If you have any further queries, please do not hesitate to contact Mr Michael Wells, Director Heritage Branch, Department of Lands, Planning and the Environment on 8999 5036 or by email michael.wells@nt.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Tollner', written over a large, loopy circular mark.

DAVID TOLLNER

04 AUG 2016

PeeWees Restaurant_14.07.16

| LOCATION | EXISTING M2 | Proposed M2 |
|---------------------|-------------|-------------|
| INTERNAL RESTAURANT | 185 | 177 |
| VERANDAH | 65 | 220 |
| KITCHEN & BAR | 62 | 71 |
| OUTDOOR SEATING | 400 | 400 |
| FUNCTION AREA | 850 | 700 |
| TOTALS | 1562 | 1568 |

Please quote: 188273

30 June 2017

Mr Brad Cunningham
Northern Planning Consultants
PO Box 36004
WINNELLIE NT 0821

Dear Mr Cunningham

**Development Consent Authority Lodgement – Lot 5775 Town of Darwin,
Kalus (NT) Pty Ltd, Pee Wees at the Point Restaurant**

This letter provides authorisation for you to lodge Development and Subdivision Applications for the Pee Wees at the Point Restaurant redevelopment on Lot 5775 Town of Darwin for use as a licensed restaurant and function centre.

This authorisation is for administrative purposes only in order to allow the Development Consent Authority to consider your Development Application.

Council at this stage reserves the right as landowner to vary, amend or restrict any application for development within Lot 5775 Town of Darwin.

For further information please contact this office on 89 30 0539.

Yours sincerely



**DR DIANA LEEDER
GENERAL MANAGER
CORPORATE SERVICES**

Date Registered: 13/11/2015

Volume 806 Folio 320

Duplicate Certificate as to Title issued? No

SEARCH CERTIFICATE

Lot 5775 Town of Darwin from plan(s) S 90/248D

Area under title is 1 square kilometres 90 hectares 7000 square metres

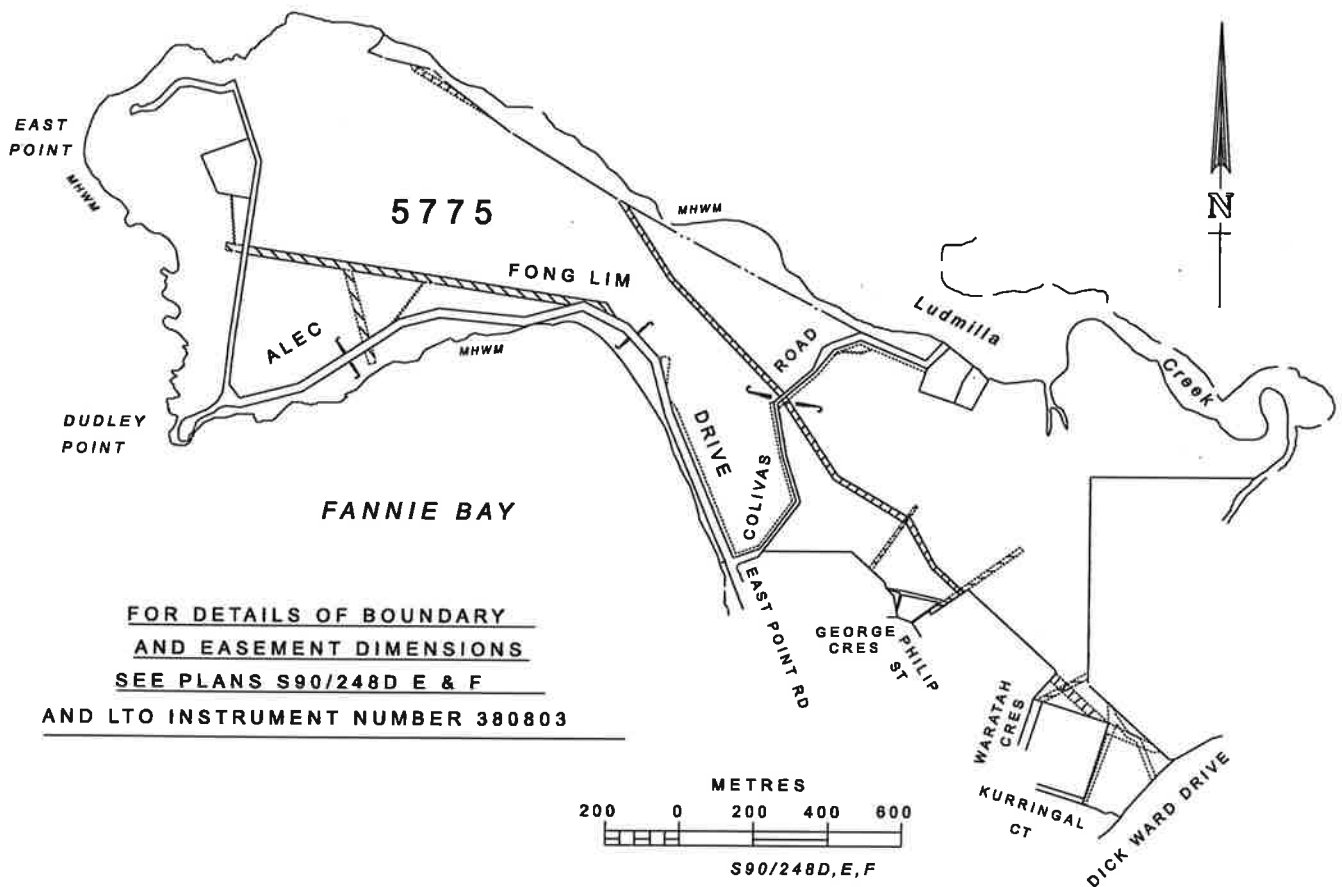
Owner:

City of Darwin
of GPO Box 84, Darwin NT 0801

Easements:

Electricity supply Easement to Power and Water Authority
Electricity supply Easement to Power and Water Authority
Electricity supply Easement to Power and Water Authority
Electricity supply Easement to Power and Water Authority
Electricity supply Easement to Power and Water Authority
Electricity supply Easement to Power and Water Authority
Electricity supply Easement to Power and Water Authority
Electricity supply Easement to Power and Water Authority
Sewerage Easement to Power and Water Authority
Sewerage Easement to Power and Water Authority
Sewerage Easement to Power and Water Authority
Sewerage Easement to Power and Water Authority
Sewerage Easement to Power and Water Authority
Sewerage Easement to Power and Water Authority
Water supply Easement to Power and Water Authority
Water supply Easement to Power and Water Authority
Water supply Easement to Power and Water Authority
Water supply Easement to Power and Water Authority
Drainage Easement to Northern Territory of Australia
Drainage Easement to Northern Territory of Australia
Drainage Easement to Northern Territory of Australia
Drainage Easement to Northern Territory of Australia
Electronic communications Easement to Northern Territory of Australia
Electronic communications Easement to Northern Territory of Australia
Electronic communications Easement to Northern Territory of Australia
Electronic communications Easement to Northern Territory of Australia
Electronic communications Easement to Northern Territory of Australia

| Registered Date | Dealing Number | Description |
|-----------------|----------------|--|
| | | Previous title is Volume 803 Folio 415 |
| 06/11/2015 | 859179 | Lease to East Point Aeromodellers Club Inc - part - expiring 29/06/2020 |
| 07/05/2013 | 795868 | Amendment of a Lease or Sublease - conditions varied (371010) |
| 23/04/2013 | 795194 | Mortgage of Lease National Australia Bank Limited (371010) |
| 21/05/2009 | 700295 | Amendment of a Lease or Sublease - conditions varied and extended to 31/08/2017 (371010) |
| 20/07/2005 | 584506 | Lease to East Point Aeromodellers Club Inc. - part - expiring 30/06/2008 |
| 07/08/1997 | 380803 | Electricity supply easement to Power and Water Authority |
| 12/03/1997 | 371010 | Lease to Kalus (NT) Pty Ltd as trustee for the Kalus Family Trust - part - expiring 31/08/2017 |
| 04/01/1993 | 278126 | Lease to Fannie Bay Equestrian Club Inc. - part - expiring 9/10/2020 |
| End of Dealings | | |



Date Registered: 13/11/2015
Duplicate Certificate as to Title issued? No

Volume 806 Folio 320



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

Record of Administrative Interests and Information

The information contained in this record of Administrative Interests only relates to the below parcel reference.

Parcel Reference: Lot 05775 Town of Darwin plan(s) S 90/248D

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

Government Land Register

(none found)

Custodian - Registrar General (+61 8 8999 6252)

Current Title

CUFT 806 320 (order 1)

Tenure Type

ESTATE IN FEE SIMPLE

Tenure Status

Current

Area Under Title

1 square kilometres 90 hectares 7000 square metres

Owners

City of Darwin

GPO Box 84, Darwin NT 0801

Easements

Electricity supply Easement to Power and Water Authority

Water supply Easement to Power and Water Authority

Drainage Easement to Northern Territory of Australia

Electronic communications Easement to Northern Territory of Australia

Sewerage Easement to Power and Water Authority

Scheme Name

(none found)

Scheme Body Corporate Name

(none found)



Reserved Name(s)

(none found)

Unit Entitlements

(none found)

Transfers

(none found)

Tenure Comments

(none found)

Historic Titles

CUFT 803 415 (order 1)

CUFT 776 209 (order 1)

CUFT 776 208 (order 1)

CUFT 736 411 (order 1)

CUFT 688 749 (order 1)

CUFT 541 071 (order 1)

CUFT 291 007 (order 1)

CUFT 280 108 (order 1)

Visit the website http://www.nt.gov.au/justice/bdm/land_title_office/

Custodian - Surveyor General (+61 8 8995 5362)**Address**

152 ALEC FONG LIM DR, EAST POINT

Survey Plan

S 90/248D

Survey Status

Approved

Parcel Status

CURRENT

Parcel Area

1 square kilometres, 90 hectares, 7000 square metres

Map Reference

Code 200 Scale 2500 Sheet 28.26

Code 200 Scale 2500 Sheet 28.25

Code 200 Scale 2500 Sheet 29.26

Code 200 Scale 2500 Sheet 29.24

Code 200 Scale 2500 Sheet 29.25

Code 200 Scale 2500 Sheet 30.25

Parent Parcels

(none found)

Parcel Comments

EAST POINT RESERVE. CONSOLIDATION OF LOTS 1791, 3994, 5339, 5380, 5436, 5758A, 5631A, 5762A AND ADJOINING CROWN LAND FOR PROP FREEHOLD TO DCC S90/248. PROP PT ROAD CLOSING & OPENING S90/248. TO BE SUBDIVIDED WITH CLOSED ROAD INTO LOTS 6444 & 6445 S94/192. MILITARY SITES LOTS LOTS 6427(A)-6443(A) DECLARED HERITAGE PLACES NTG G48 30/11/1994. ORDER TO CLOSE ROAD NTG G25 19/6/1996, S92/192A. LEASE OVER PART (PEE WEE CAMP) LOT 6643(A) S96/270. PROPOSED HERITAGE PLACE LOT 7833(A) OVER PART. NATIVE TITLE DOES NOT EXIST ON THIS PARCEL (FEDERAL COURT DETERMINATION 17/5/2006) REF LI2009/36/135.



Survey Comments

REFER PLANS S90/248D,E & F FOR SURVEY.

Proposed Easements

Sewerage to Power and Water Corporation
Electricity supply to Power and Water Corporation
Water supply to Power and Water Corporation
Drainage to Northern Territory of Australia
Electronic communications to Telstra Corporation Limited

Municipality

DARWIN MUNICIPALITY

Region

DARWIN

Custodian - Valuer General (+61 8 8995 5375)**Owner's Last Known Address**

City of Darwin, GPO BOX 84, DARWIN NT 0801

Parcels in Valuation

Lot 05775 Town of Darwin

Unimproved Capital Value

\$1,280,000 on 01/07/2014 for valuation unit A
\$12,870,000 on 01/07/2014 for valuation unit B
\$645,000 on 01/07/2014 for valuation unit C
\$1,170,000 on 01/07/2011 for valuation unit A
\$11,700,000 on 01/07/2011 for valuation unit B
\$585,000 on 01/07/2011 for valuation unit C
\$11,700,000 on 01/07/2011
\$715,000 on 01/07/2008 for valuation unit A
\$7,150,000 on 01/07/2008 for valuation unit B
\$357,500 on 01/07/2008 for valuation unit C
\$650,000 on 01/07/2005 for valuation unit A
\$6,500,000 on 01/07/2005 for valuation unit B
\$325,000 on 01/07/2005 for valuation unit C
\$500,000 on 01/07/2002 for valuation unit A
\$5,000,000 on 01/07/2002 for valuation unit B
\$250,000 on 01/07/2002 for valuation unit C
\$350,000 on 01/07/1999 for valuation unit A
\$2,750,000 on 01/07/1999 for valuation unit B
\$200,000 on 01/07/1999 for valuation unit C
\$225,000 on 01/07/1996 for valuation unit A
\$1,750,000 on 01/07/1996 for valuation unit B
\$125,000 on 01/07/1996 for valuation unit C
\$2,100,000 on 01/07/1996
\$175,000 on 01/07/1993 for valuation unit A
\$1,700,000 on 01/07/1993 for valuation unit B
\$100,000 on 01/07/1993 for valuation unit C
\$165,000 on 01/01/1991 for valuation unit A
\$1,325,000 on 01/01/1991 for valuation unit B
\$80,000 on 01/01/1991 for valuation unit C

Valuation Improvements

(none found)



Custodian - Property Purchasing (+61 8 8999 6631)

Acquisitions

(none found)

Custodian - Building Advisory Service (+61 8 8999 8965)

Building Control Areas

BBDAR001 - Building Control Area

DARWIN BUILDING AREA

Building Permits

Application Number: 21 of 21
Description: Storage shed/garage
Number of Residential Units:
Australian Bureau of Statistics Type: (none found)
Building Class: Non-habitable building
Area: 96 square metres
Certification: Non-habitable building - Full Code - *issued on 15/05/2015*

Application Number: 20 of 21
Description: 12m 3m verandah and 6m x 6m carport
Number of Residential Units:
Australian Bureau of Statistics Type: (none found)
Building Class: Non-habitable building
Area: 72 square metres
Certification: Non-habitable building - Full Code - *issued on 14/08/2012*

Application Number: 19 of 21
Description: 14 x4m x 3m 2 bedroom demountable
Number of Residential Units: 1
Australian Bureau of Statistics Type: Transportable house
Building Class: Single Dwelling
Area: 36 square metres
Certification: Single Dwelling - Full Code - *issued on 26/11/2012*

Application Number: 17 of 21
Description: Shade Structure
Number of Residential Units: 1
Australian Bureau of Statistics Type: Separate House
Building Class: Non-habitable building
Area: 300 square metres
Certification: Non-habitable building - Full Code - *issued on 26/10/2006*

Application Number: 15 of 21
Description: NEW STABLES
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: Non-habitable building
Area: 240 square metres
Certification: Non-habitable building - Full Code - *issued on 18/08/2003*

Application Number: 14 of 21



Description: SHADE STRUCTURE
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: Non-habitable building
Area: 0 square metres
Certification: Non-habitable building - Full Code - *issued on 19/02/2004*

Application Number: 13 of 21
Description: SHADE STRUCTURE
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: Shop
Area: 70 square metres
Certification: Shop - Full Code - *issued on 10/12/2002*

Application Number: 12 of 21
Description: KITCHEN,BAR & RESTAURANT ROOF
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: Shop
Area: 0 square metres
Certification: Shop - Full Code - *issued on 27/11/2001*

Application Number: 11 of 21
Description: DEMOLISH TOILET BLOCKS
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: Non-habitable building
Area: 0 square metres
Certification: Non-habitable building - Full Code - *issued on 22/02/2001*

Application Number: 9 of 21
Description: ABLUTION BLOCK
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: Non-habitable building
Area: 4 square metres
Certification: Non-habitable building - Full Code - *issued on 24/11/2000*

Application Number: 6 of 21
Description: SEPTIC TANK ROOF
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: Structure (Fence, Mast)
Area: 21 square metres
Certification: Structure (Fence, Mast) - Full Code - *issued on 30/06/1997*



Application Number: 5 of 21
Description: SHED
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: Non-habitable building
Area: 113 square metres
Certification: Non-habitable building - Full Code - *issued on 27/05/1997*

Application Number: 4 of 21
Description: RESTAURANT PEE WEE CAMP
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: Shop
Area: 170 square metres
Certification: Shop - Full Code - *issued on 11/07/1997*

Application Number: 2 of 21
Description: SHADE STRUCTURE
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: Non-habitable building
Area: 64 square metres
Certification: Non-habitable building - Full Code - *issued on 21/01/1998*

Visit the website <http://www.nt.gov.au/building/>

Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)

Planning Scheme Zone

MZ (Multi Zone)

Interim Development Control Orders

(none found)

Planning Notes

Significant Tree on Site; Contact Greening Australia on 8981 1344.

Significant trees (maranthes and milkwood) located in the vicinity of the aeromodellers club. For further info call Greening Australia on 8981 1344.

Planning Applications

File Number

PA2012/0055

Type

Development

Date Received

03/02/2012

Application Purpose

Demountable structure for use as a caretaker's residence

Application Status

Approved



Other Affected Parcels

(none found)

Instrument Signed

02/04/2012

Instrument Number

DP12/0193

Instrument Issued

Signed

Instrument Status

Completed

File Number

PA2009/0012

Type

Development

Date Received

09/01/2009

Application Purpose

Replacement of existing demountable caretakers residence

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

04/03/2009

Instrument Number

DP09/202

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2006/0682

Type

Compliance Check

Date Received

11/08/2006

Application Purpose

Shade Structure

Application Status

Approved



Other Affected Parcels
(none found)

Instrument Signed

Instrument Number

Instrument Issued
Not Complete

Instrument Status

File Number
PA1999/1524

Type
Compliance Check

Date Received
14/04/2003

Application Purpose
HORSE STABLES

Application Status
Approved

Other Affected Parcels
(none found)

Instrument Signed

Instrument Number

Instrument Issued
Not Complete

Instrument Status
Completed

File Number
PA1996/0599

Type
Subdivision

Date Received
09/07/1996

Application Purpose
TO CREATE ONE LOT FOR LEASE OVER 12 YEARS EXHIBITION DATES 12/07/96-26/7/96

Application Status
Approved

Other Affected Parcels
(none found)

Instrument Signed
21/08/1996



Instrument Number

DP96/0453

Instrument Issued

Signed

Instrument Status**File Number**

PA1996/0600

Type

Development

Date Received

09/07/1996

Application Purpose

RESTAURANT EXHIBITION DATES 12/7/96-26/7/96

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

04/09/1996

Instrument Number

DP96/0511

Instrument Issued

Signed

Instrument Status

Completed

File Number

PA1991/0659

Type

Subdivision

Date Received

26/11/1991

Application Purpose

A LEASE TO FANNIE BAY EQUESTRIAN CLUB IN EXCESS OF 12 YRS

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

08/01/1992



Instrument Number

S 2260

Instrument Issued

Signed

Instrument Status

Completed

Custodian - Power and Water Corporation (1800 245 092)**Meters on Parcel**

Power Water - Electricity 18

Power Water - Water 3

For Account balances, contact the Power and Water Corporation.

Custodian - Pool Fencing Unit (+61 8 8924 3641)**Swimming Pool/Spa Status**

(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

Custodian - Mines and Energy (+61 8 8999 5322)

For information on possible Exploration Licences, contact Mines & Energy or visit the website
http://www.nt.gov.au/d/Minerals_Energy/

For information on possible Petroleum Titles, contact Mines & Energy for further details.

Custodian - NT Environment Protection Authority (+61 8 8924 4218)**Results of site contamination assessment**

(none found)

For further information contact Environment Protection Authority or visit the website
<https://ntepa.nt.gov.au/waste-pollution/contaminated-land>

Custodian - Heritage Branch (+61 8 8999 5039)**Heritage Listing:**

Declared Heritage Place. Contact the Heritage Branch, Department of Tourism and Culture on 8999 5051.

Declared Heritage Place. Contact the Heritage Branch, Department of Tourism and Culture on 8999 5051.

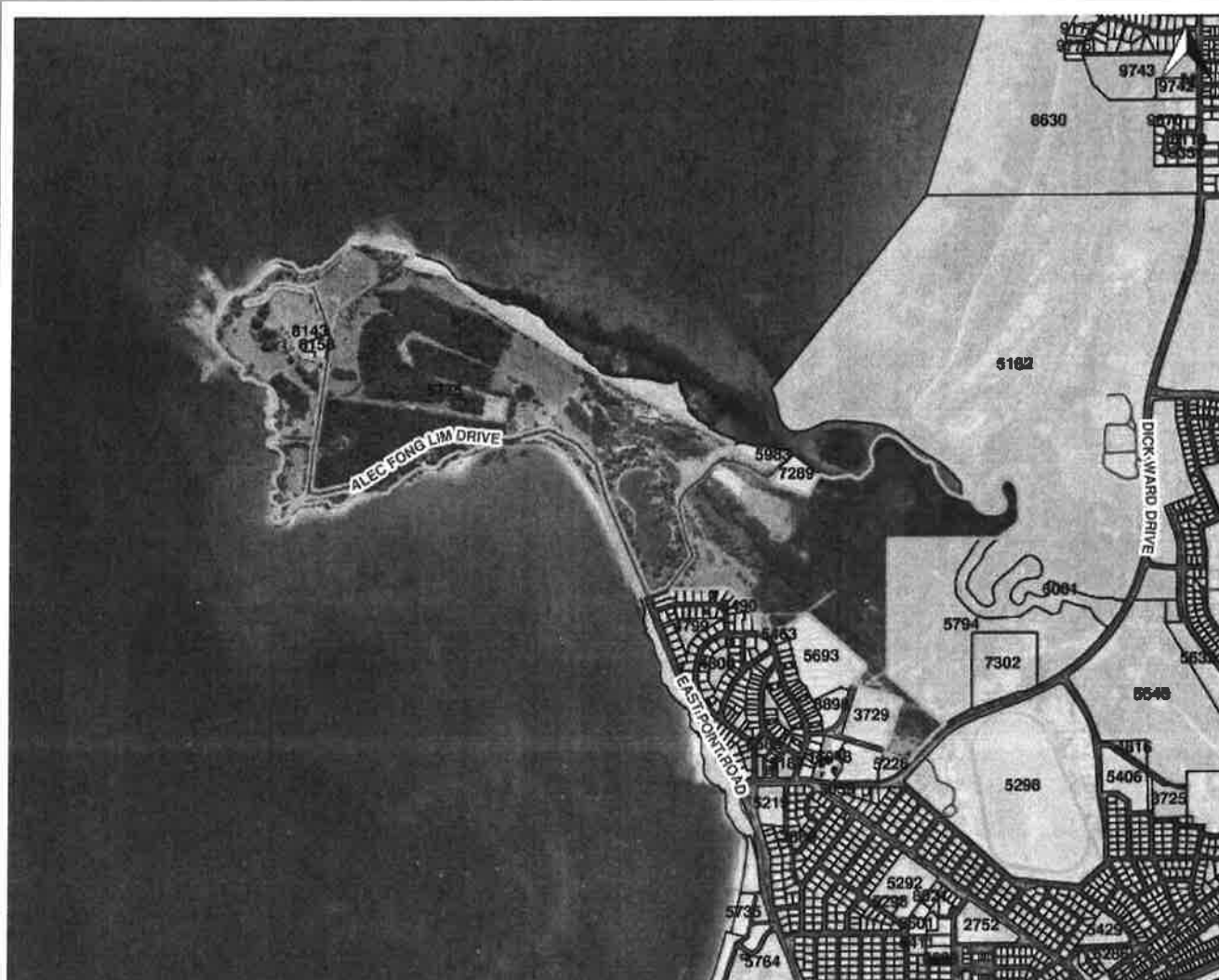
For further information on heritage places contact Heritage Branch or visit the website
<https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

Other Interests

For Account balances, contact Darwin City Council

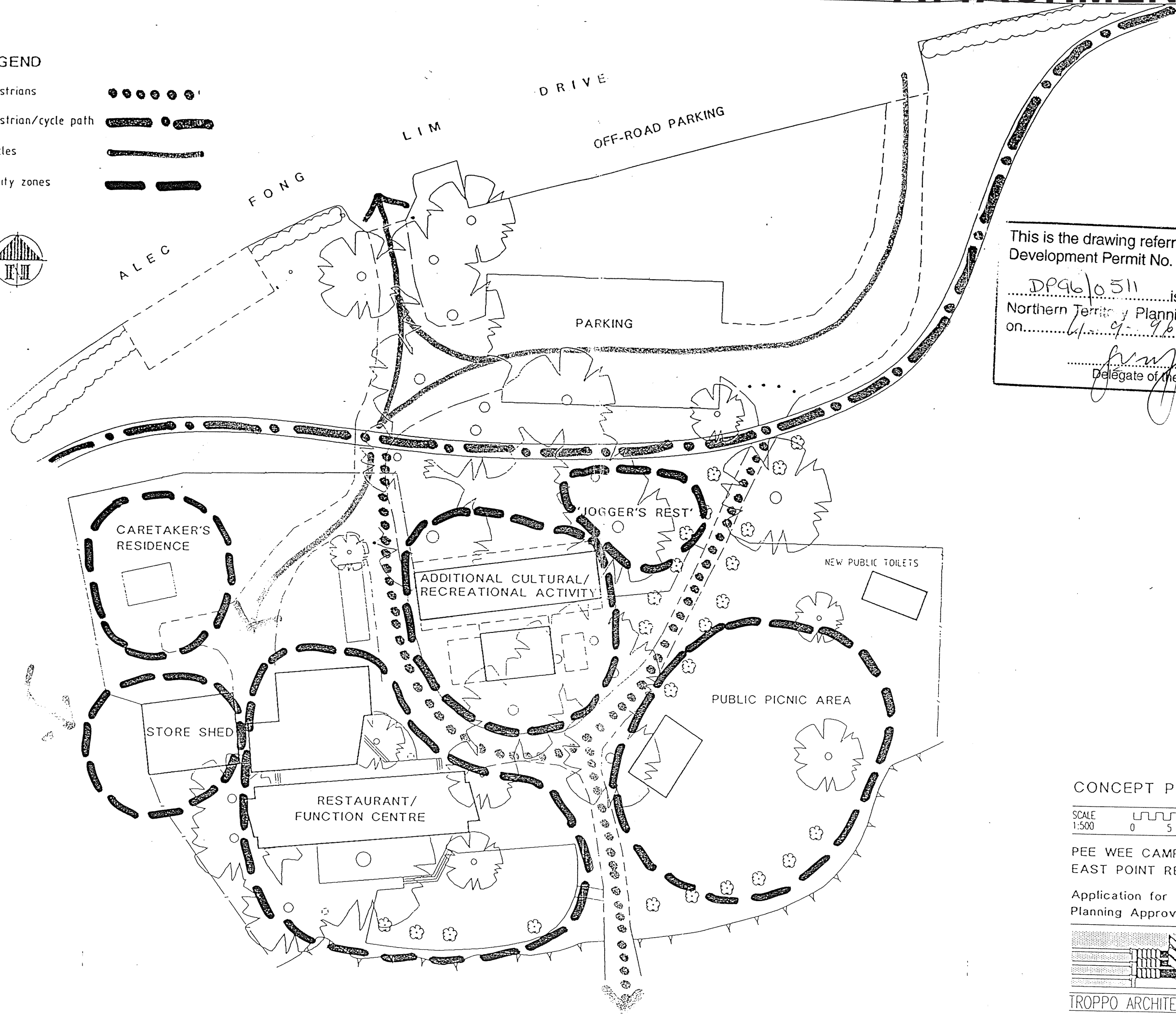
Storm Surge: This lot is within a primary surge zone. For more information contact Lands Planning on 8999 8963.

Storm Surge: This lot is within a secondary surge zone. For more information contact Lands Planning on 8999 8963.



LEGEND

- Pedestrians (dotted line)
- Pedestrian/cycle path (thick dashed line)
- Vehicles (solid line)
- Activity zones (thick dashed line)



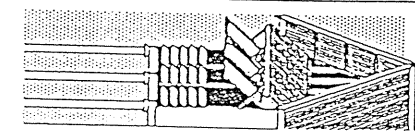
This is the drawing referred to in
Development Permit No. DP96/0511 issued by the
Northern Territory Planning Authority
on 4-9-96
[Signature]
Delegate of the Authority

CONCEPT PLAN

SCALE 1:500
0 5 10 metres

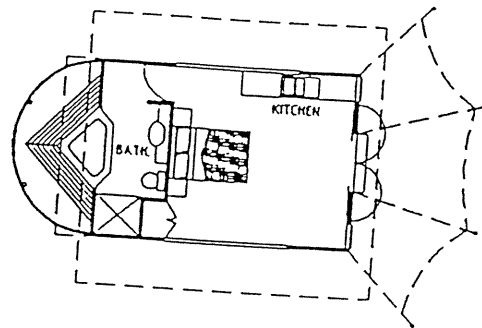
PEE WEE CAMP
EAST POINT RESERVE

Application for
Planning Approval

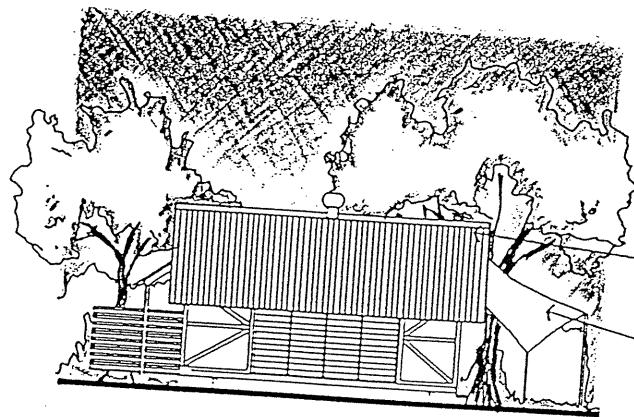


TROPPO ARCHITECTS PTY LTD
JULY 1996

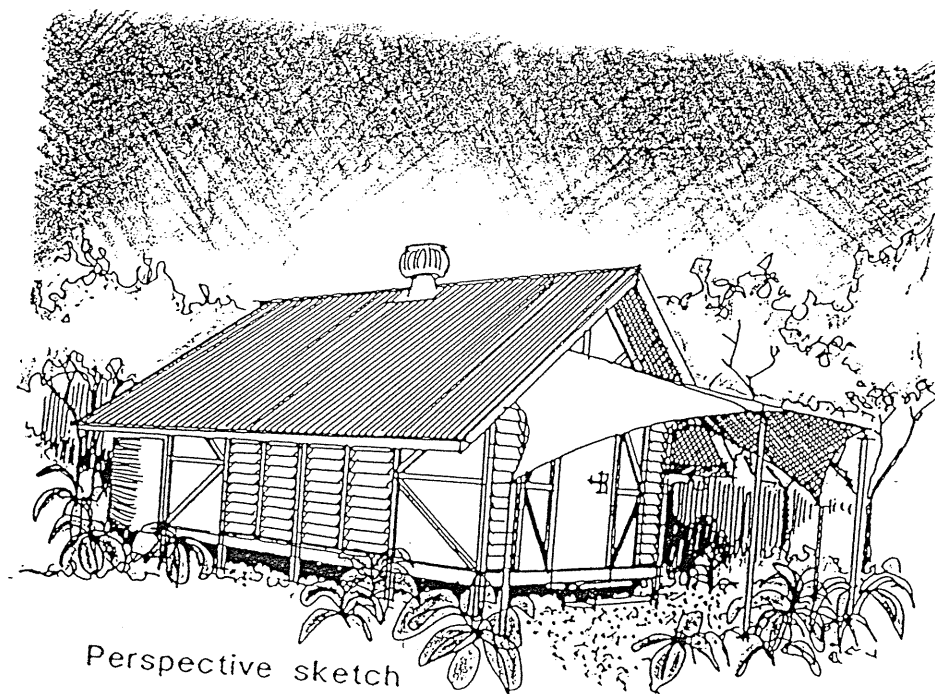
96/600E



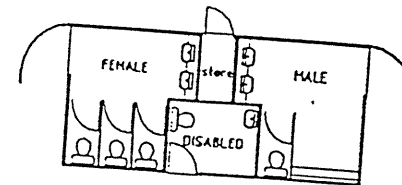
CARETAKER'S RESIDENCE: Plan
SCALE 1:200



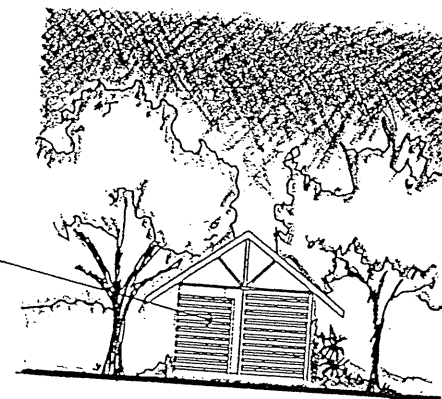
Side Elevation
SCALE 1:200



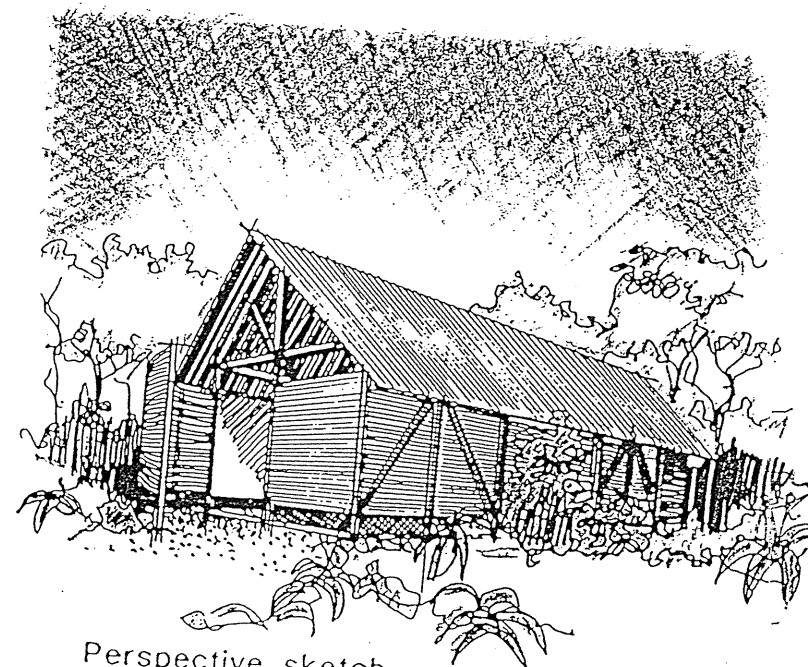
Perspective sketch



PUBLIC TOILETS: Plan
SCALE 1:200



Side Elevation
SCALE 1:200



Perspective sketch

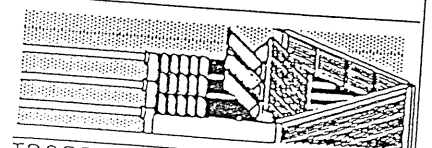
This is the drawing referred to in
Development Permit No. DP 96/0511 issued by the
Northern Territory Planning Authority
on 4-9-96
[Signature]
Delegate of the Authority

DETAILS OF NEW
CARETAKER'S
RESIDENCE, PUBLIC
TOILETS

SCALE
1:200 0 5 metres

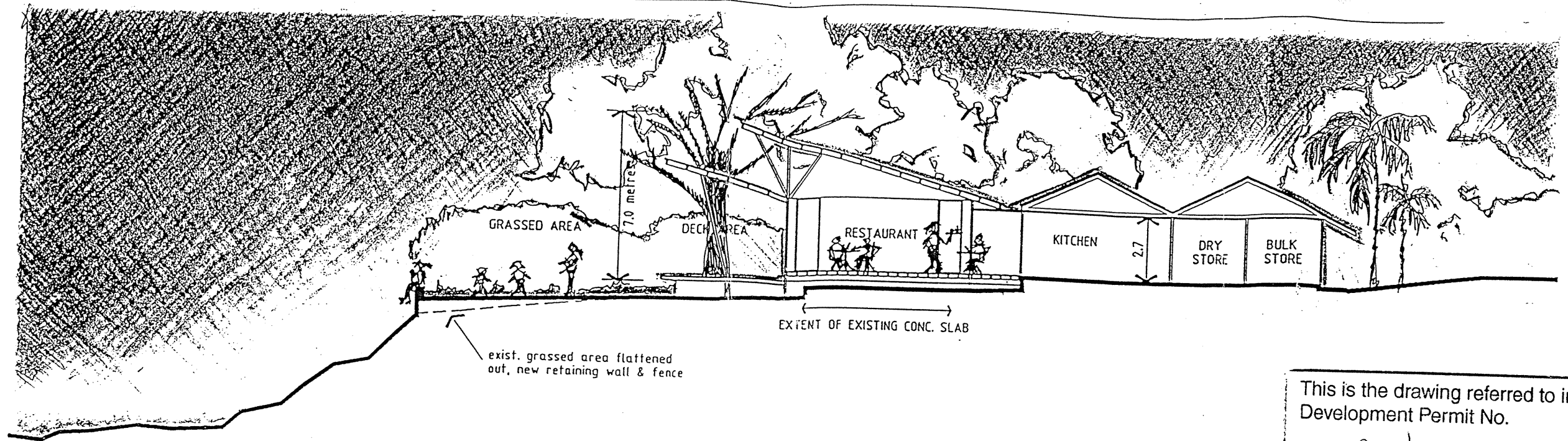
PEE WEE CAMP
EAST POINT RESERVE

Application for
Planning Approval

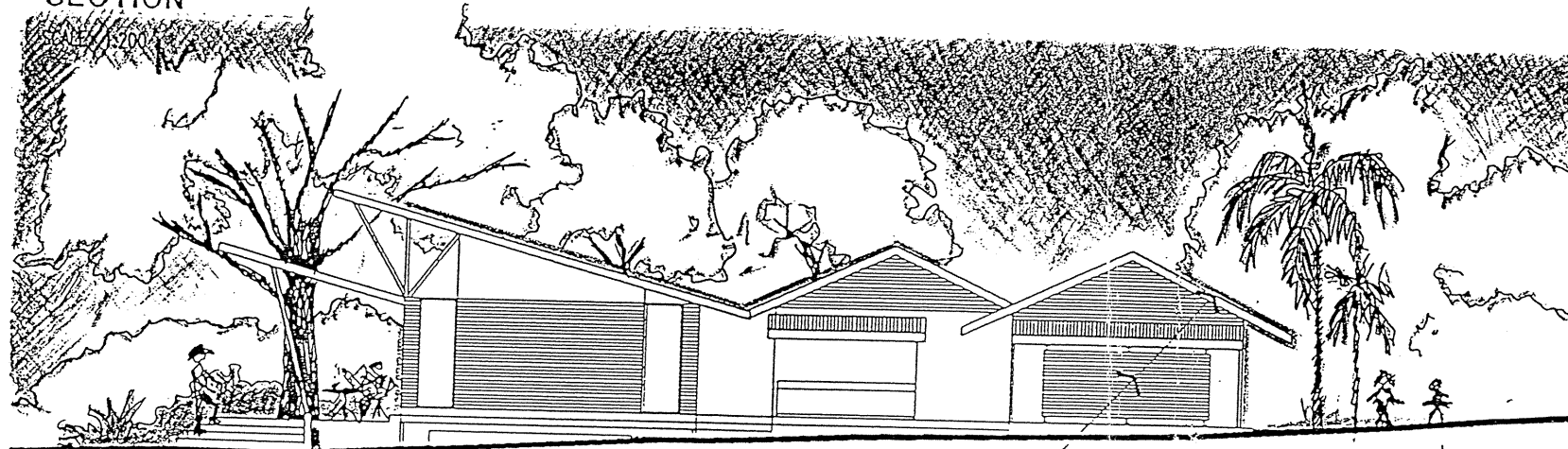


TROPPO ARCHITECTS PTY LTD
JULY 1996

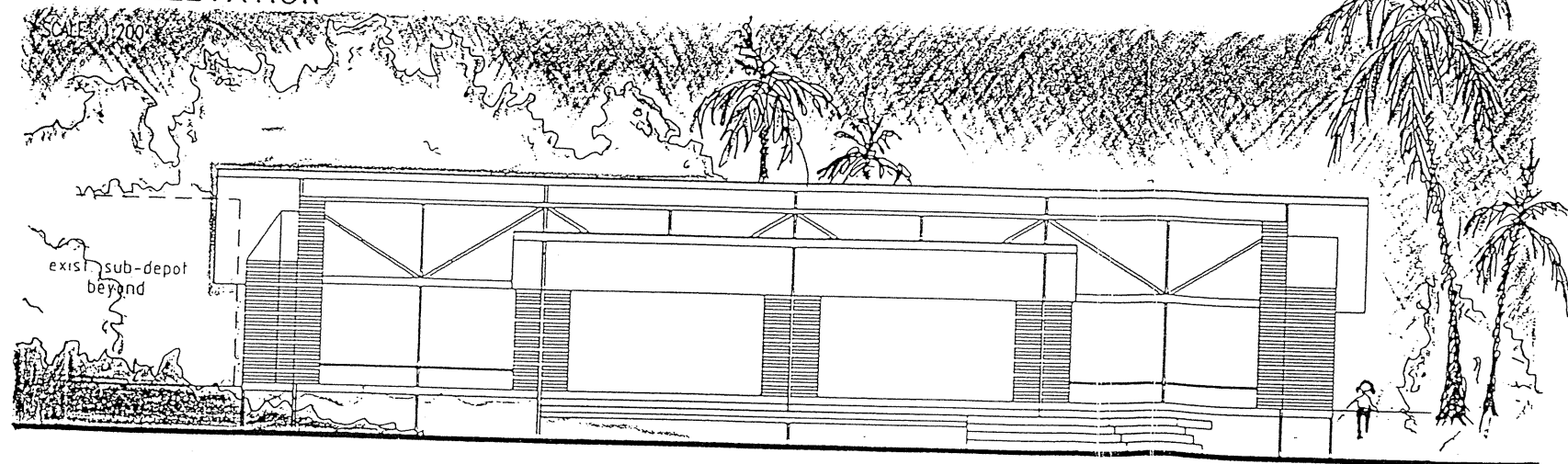
[Handwritten signature]



SECTION



EAST ELEVATION



SOUTH ELEVATION

SCALE 1:200

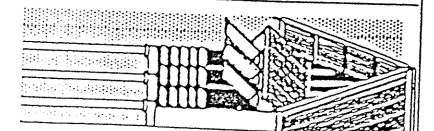
This is the drawing referred to in
Development Permit No.
DP96/0511 issued by the
Northern Territory Planning Authority
on 4-9-96
[Signature]
Delegate of the Authority

DETAILS OF NEW RESTAURANT

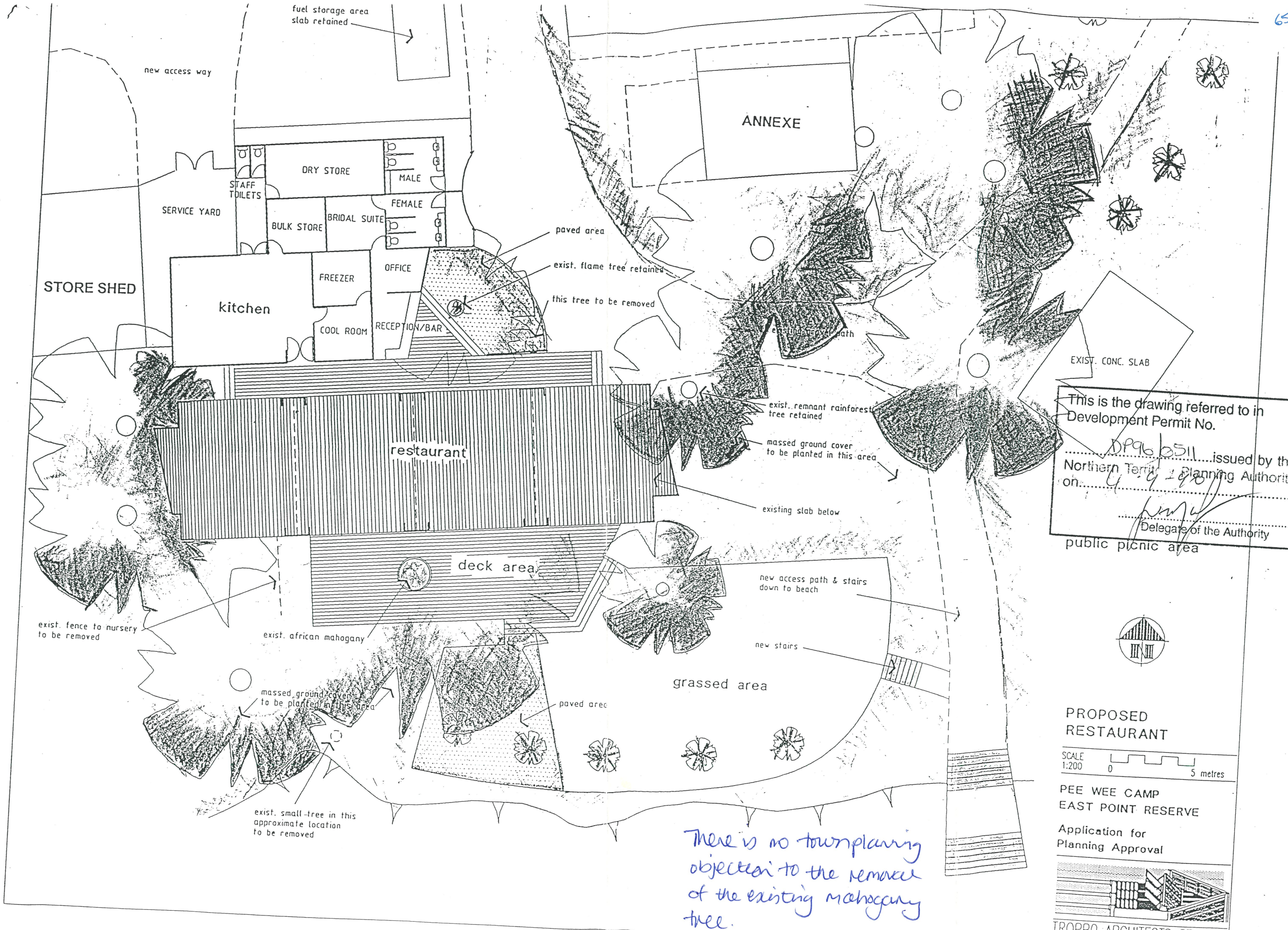
SCALE 1:200 0 5 metres

PEE WEE CAMP
EAST POINT RESERVE

Application for
Planning Approval



TROPPO ARCHITECTS PTY LTD
JULY 1995



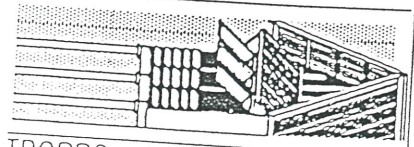
This is the drawing referred to in
Development Permit No. DP96/0511 issued by the
Northern Territory Planning Authority
on 4/9/96
Delegate of the Authority
public picnic area

PROPOSED
RESTAURANT

SCALE 1:200
0 5 metres

PEE WEE CAMP
EAST POINT RESERVE

Application for
Planning Approval



TROPPO ARCHITECTS PTY LTD
JULY 1996

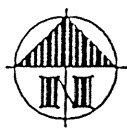
There is no town planning
objection to the removal
of the existing mahogany
tree.

Georgina
4/10/96

at 1600R

PROVIDE A MINIMUM OF A FURTHER FIFTEEN
'OFF-ROAD' BAYS; RETAIN SOME EXIST.
TREES AS SHOWN

This is the drawing referred to in
Development Permit No. DP96/0511
issued by the
Northern Territory Planning Authority
on 11-9-96
[Signature]
Delegate of the Authority



GATE TO EXCLUDE VEHICLES FROM
CARPARK AT NIGHT

DRIVE
LIM
FONG

PROVIDE PAVED CAR PARKING
FOR TWENTY-TWO CARS WITHIN
WITHIN SITE AS SHOWN

PROVIDE NEW VEHICULAR ACCESS;
GATE TO EXCLUDE VEHICLES FROM
CARPARK AT NIGHT

DEMOLISH EXISTING PEDESTRIAN/CYCLE
PATH & MAKE GOOD, PROVIDE NEW
PEDESTRIAN/CYCLE PATH AS SHOWN

COACH DROP-OFF FACILITY

PEDESTRIAN ENTRY GATE

RELOCATE WALLABY-PROOF FENCE

NEW PUBLIC TOILETS CONNECTED INTO
NEW SEWERAGE DISPOSAL SYSTEM

LANDSCAPE PUBLIC AREA, INCLUDING NEW
SHADE TREES. PROVIDE ADDITIONAL FACILITIES
INCLUDING BINS, ETC.; PROVIDE NEW
AUTOMATIC IRRIGATION SYSTEM.

POSSIBLE ADDITIONAL
FUTURE PARKING

SERVICE ACCESS WITH GATE OR
GRID TO EXCLUDE WALLABIES

DEMOLISH EXIST. SLAB
(NO HERITAGE VALUE)

NEW CARETAKER'S RES.;
LANDSCAPE EXIST. OPEN
AREA IN FRONT HEAVILY

CUT NEW ACCESS THROUGH
BEHIND FUEL STORAGE SHED
FOR RESTAURANT SERVICES
& CARETAKER'S PARKING

DEMOLISH EXIST. FUEL
STORE & COOL ROOM;
RETAIN SLAB

PROVIDE NEW ACCESS TO
SUB-DEPOT; RATIONALISE
ACTIVITIES AROUND SHED
& MODIFY AS NECESSARY

REFER TO ADDITIONAL PLANS
FOR DETAILS OF RESTAURANT

SIDNEY WILLIAMS HUT

ANNEXE

JOGGER'S REST

NEW 'JOGGER'S REST'
FACILITY

PUBLIC PICNIC AREA

REMOVE EXIST. TOILETS

Conc. Slab No. 2

PROVIDE NEW ACCESS PATH TO
BEACH AND NEW STAIRS

REPLACE EXIST. CLIFFTOP FENCE

STORE SHED

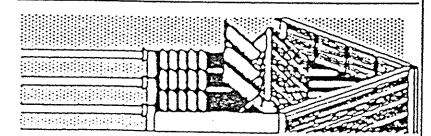
RESTAURANT

SITE PLAN PROPOSED WORKS

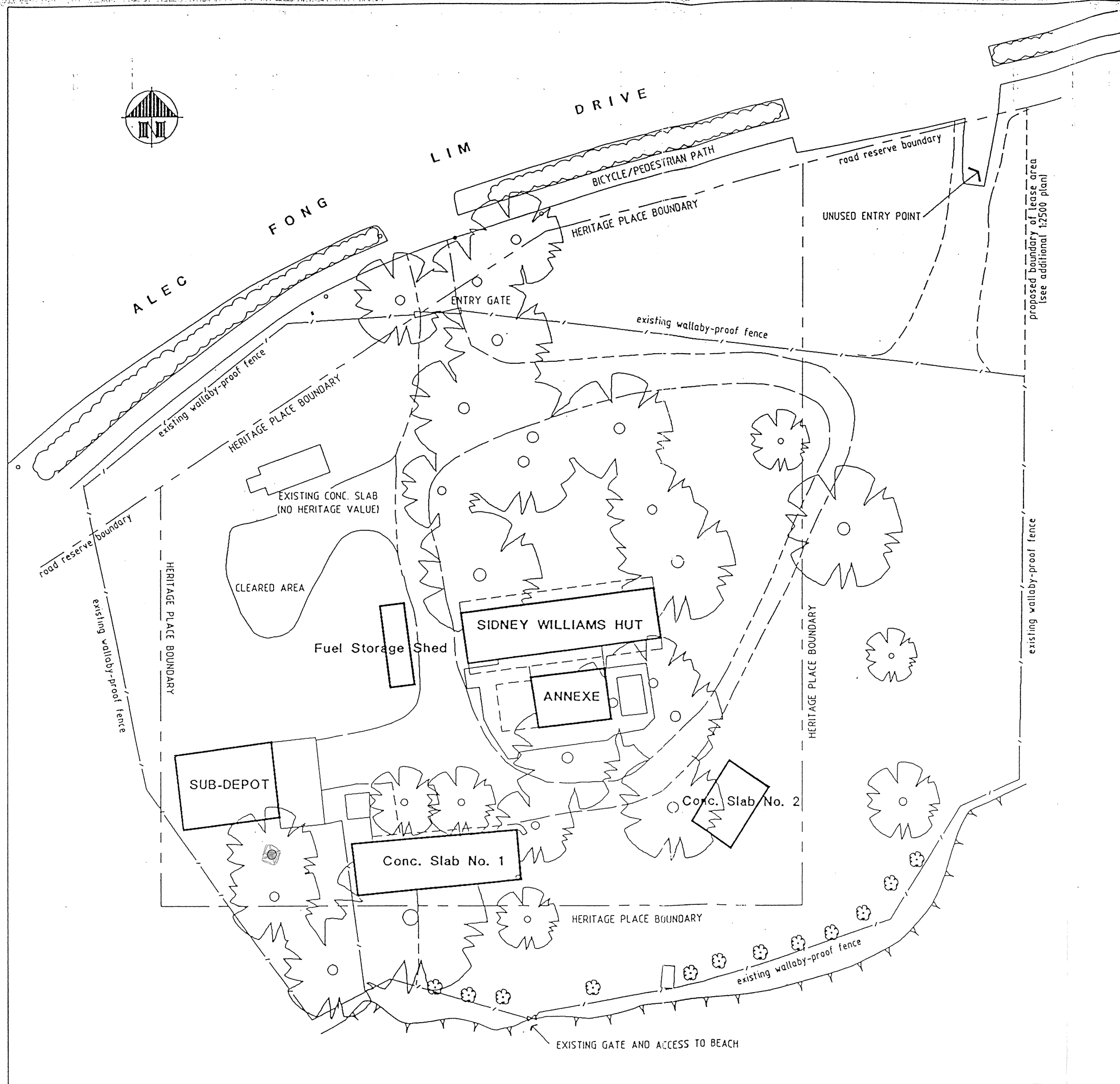
SCALE
1:500 0 5 10metres

PEE WEE CAMP
EAST POINT RESERVE

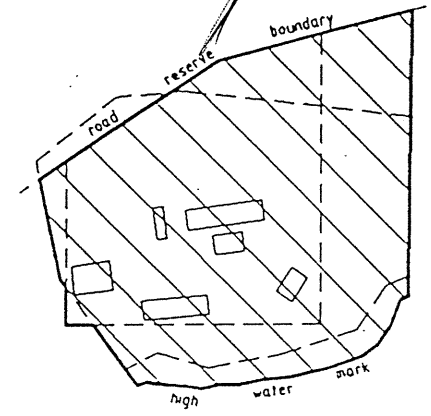
Application for
Planning Approval



TROPPO ARCHITECTS PTY LTD 96/600F
JULY 1996



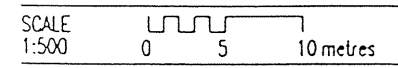
This is the drawing referred to in
Development Permit No. DP96/511 issued by the
Northern Territory Planning Authority
on 4-9-96
[Signature]
Delegate of the Authority



PROPOSED LEASE BOUNDARY
SCALE 1:2500

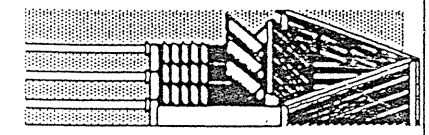
The proposed lease area includes all land within the Heritage Place boundaries, and generally includes all land currently enclosed by the wallaby-proof fence. However, the boundary to the North is the road reserve, and to the South, the high water mark (shown approximately only)

SITE PLAN
AS EXISTING



PEE WEE CAMP
EAST POINT RESERVE

Application for
Planning Approval



TROPPO ARCHITECTS PTY LTD
JULY 1996

all 1600A