

ESTIMATES COMMITTEE

Question Taken on Notice

Committee: *Estimates*
Paper No: *2-3* Date: *14/6/16*
Tabled By: *Toller*
Signed: *[Signature]*

Date: 14 June 2016

Output: Lands Planning

Subject: Kulaluk Town Camp

From: Minister for Lands and Planning

To: Member for Nightcliff

Agency: Department of Lands, Planning and the Environment

Number: 2.5 and 2.7

Question: 2.5 In relation to Kulaluk Town Camp, how many leases have been provided and for what reason and who are the current beneficiaries?
2.7 How many development proposals are there for the Kulaluk lease area?

Answer:

Attached is copy of the ILIS Search Certificate which provides details of the site and ownership, lease purpose.

Table 1 - Planning Scheme Amendments for Kulaluk

Lot 5182 and Lot 8630, Town of Darwin (Kulaluk)				
No.	PA Number	Brief description	Approved/Refused	Amendment/Date
1	PA1997/0278	Zone R6 (Community Living) to Zone RD (Restricted Development)	Approved	A120 (1/1998)
2	PA2007/0121	Zone RD (Restricted Development), CL (Community Living) to three separate Specific Use Zones. Altered and approved to SD37. SD37 allows for a mix of Service Commercial and Light Industrial type development across	Approved	A184 (7/2011)

Lot 5182 and Lot 8630, Town of Darwin (Kulaluk)

No.	PA Number	Brief description	Approved/Refused	Amendment/Date
		<p>two distinct areas. Development is to:</p> <ul style="list-style-type: none"> • Preserve the amenity of adjoining residential areas; • Minimises the negative impacts of being exposed to aircraft noise; and • preserves the safety and maintains the curfew free operation of Darwin International Airport 		
3	PA2008/0267	Zone CN (Conservation) to LI (Light Industry)	Refused	2010
4	PA2013/0220	<p>Zone CN (Conservation) to LI (Light Industry).</p> <p>Altered and approved to SD44. SD44 allows for Light Industrial type development that:</p> <ul style="list-style-type: none"> • addresses the effects of primary storm surge; and • preserves the safety and maintains the curfew free operation of Darwin International Airport. 	Approved	A324 (3/2014)
5	PA2014/0904	<p>Proposed to alter the uses of SD37.</p> <p>Altered and approved to allow for three additional uses into the zone, being <i>medical clinic</i>,</p>	Altered and Approved	A410 (8/2015)

Lot 5182 and Lot 8630, Town of Darwin (Kulaluk)				
No.	PA Number	Brief description	Approved/Refused	Amendment/Date
		office and restaurant.		

Table 2 - Development Applications for Kulaluk

Total number of DA's lodged in last 10 years:	Description	Total number of DA's approved in last 10 years:
7		4
PA2015/0112	Subdivision to create 3 lots	Approved – DP15/0308
PA2014/0745	Subdivision to create 6 lots	Approved – DP14/0831
PA2014/0410	Filling of land for future development	Approved – DP15/0078
PA2013/0919	Subdivision to create 6 lots	Refused – NR14/0006
PA2013/0170	Operational stockpile of fill	Refused – NR14/0009
PA2003/0824	Aquaculture – mud crab farm	Approved – EDP05/0011
PA2003/0060	2 restaurants	Refused

Date Registered: 11/07/2008

Volume 727 Folio 022

Duplicate Certificate as to Title issued? No

SEARCH CERTIFICATE

CROWN LEASE IN PERPETUITY 00671

Lot 5182 Town of Darwin from plan(s) S 77/093B

Lot 8630 Town of Nightcliff from plan(s) S 77/093A

Area under title is 3 square kilometres 1 hectares 6900 square metres

Owner:

Gwalwa Daraniki Association Inc.

of c/- The Public Officer Lot 8630 Dick Ward Drive, Nightcliff NT 0810

Easements:

Access Easement to Northern Territory of Australia

Drainage Easement to Northern Territory of Australia

Sewerage Easement to Power and Water Authority

Electricity supply Easement to Power and Water Authority

Pedestrian Access Easement to Northern Territory of Australia

Power line Easement to Power and Water Authority

Water supply Easement to Power and Water Authority

Registered Date	Dealing Number	Description
13/11/2015	859560	Previous title is Volume 727 Folio 020 Overriding Statutory Charge City of Darwin - pursuant to Section 170 of the Local Government Act.
01/09/2015	855536	Caveat Citiland Corporation Pty Ltd
01/09/2015	855535	Request to withdraw Caveat (347476)
09/03/2009	694568	Caveat Gwelo Investments Pty Ltd
11/07/2008	677102	Right of Way Easement granted to the proprietor(s) of lot(s) 4940
11/07/2008	677101	Sewerage Easement granted to the proprietor(s) of lot(s) 4940
11/07/2008	677100	Right of Way Easement granted to the proprietor(s) of lot(s) 4940
10/12/2007	661730	Electricity supply Easement to Power and Water Corporation
08/01/1998	391556	Sub-lease to Rodney Sean Nagas - "Prawn Farm" - expiring 19/10/2009
16/09/1996	360053	Statutory Notice - Prescribed Property
16/02/1996	347476	Caveat Citiland Corporation Pty Ltd - part only
17/01/1996	345692	Under-lease to McDonald Properties (Australia) P/L - part - expiring 6/7/2094
17/01/1996	345691	Sub-lease to Vyrose Pty. Ltd. - part - expiring 7/7/2094
23/03/1990	229354	Electricity supply easement to Power and Water Authority
End of Dealings		

Commencement Date: 27th August, 1987

Expiring Date: In Perpetuity

Reservations:

1. Reservation of right of entry and inspection.
2. Reservation of all minerals, mineral substances and ores in or under the land including gems, stones, sands, valuable earths or fossil fuels.
3. Reservation of power of resumption.

Date Registered: 11/07/2008

Volume 727 Folio 022

Duplicate Certificate as to Title issued? No

Provision:

1. The purpose of the lease ("the lease purpose") is for purposes consistent with the zoning of the land.
2. This lease is granted under and subject to the Crown Lands Act and the Regulations for the time being in force thereunder, and is conditional upon compliance by the Lessee, with the covenants and conditions to be complied with by the Lessee, and shall, subject to the Crown Lands Act and the Regulations, be liable to be determined and forfeited for non-compliance with any such covenant or condition;
3. The Lessee may at any time surrender the lease in the manner prescribed under the Crown Lands Act.
4. For the purposes of sections 63 & 64 of the Crown Lands Act the Lessee agrees that the Minister may at his absolute discretion determine the Lessee's rights in improvements and whether compensation is payable for improvements following surrender, expiry, termination or forfeiture of this lease.

Conditions and Covenants:

1. Subject to the Crown Lands Act the Lessee shall not use the land for a purpose other than the lease purpose.
2. The Lessee shall pay rates and taxes which may at any time become due in respect of the leased land.
3. The Lessee shall at all times maintain, repair and keep in repair all buildings and other improvements on the leased land.
4. The Lessee shall at all times comply with any Planning Instrument and/or Instrument of Determination under the Planning Act affecting the land the subject of the lease.
5. The Lessee shall, in respect of land included in the lease, ensure that at all times and to the satisfaction of the Minister, the land is kept clean, tidy and free from weeds, debris, dry herbage, rubbish, carcasses of animals and other unsightly or offensive matter and harbour for insects, pests and the breeding of mosquitoes.
6. If the Lessee fails to observe and carry out or to cause to be observed or carried out the conditions of clause 5 above on his part, the Territory shall have a right to enter onto the demised premises and do all things necessary to that end and the expense and cost thereof (as determined by the Minister) shall be borne and payable by the Lessee on demand.

Date Registered: 11/07/2008

Volume 727 Folio 022

Duplicate Certificate as to Title issued? No



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 05182 Town of Darwin plan(s) S 77/093B

(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 727 022 (order 1)

Tenure Type

CROWN LEASE IN PERPETUITY 671

Tenure Status

Current

Area Under Title

3 square kilometres 1 hectares 6900 square metres

Owners

Gwalwa Daraniki Association Inc.

c/- The Public Officer Lot 8630 Dick Ward Drive, Nightcliff NT 0810

Easements

Access Easement to Northern Territory of Australia
Pedestrian Access Easement to Northern Territory of Australia
Electricity supply Easement to Power and Water Authority
Drainage Easement to Northern Territory of Australia
Power line Easement to Power and Water Authority
Sewerage Easement to Power and Water Authority
Electricity supply Easement to Power and Water Corporation

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 727 020 (order 1)

CUFT 727 018 (order 1)

CUFT 726 979 (order 1)

CUFT 720 207 (order 1)

CUFT 720 206 (order 1)

CUFT 454 100 (order 1)

CUCL 200 013 (order 1)

CUCL 159 042 (order 3)

CUCL 159 042 (order 2)

CUCL 159 042 (order 1)

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

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

213 DICK WARD DR, LUDMILLA

Survey Plan

S 77/093B

Survey Status

Approved

Parcel Status

CURRENT

Parcel Area

2 square kilometres, 19 hectares, 3000 square metres

Map Reference

Code 200 Scale 2500 Sheet 30.26

Code 200 Scale 2500 Sheet 29.25

Code 200 Scale 2500 Sheet 30.25

Code 200 Scale 2500 Sheet 29.26

Parent Parcels

(none found)

Parcel Comments

PART KULALUK LEASE.S77/93;PT.APPLIED FOR BY REDCO P/L FOR EAST HAVEN DEVELOPMENT S81/1035(2)/125. SUBLEASE OVER LOT 6469(A)VIDE S94/204. PROPOSED ROW EASEMENTS ADJACENT TO LOT 4940, VIDE PLAN S94/204. LOT 5746, SEWER PUMP STATION - S98/267. NATIVE TITLE DOES NOT EXIST ON THIS PARCEL (FEDERAL COURT DETERMINATION 17/5/2006) REF LI2009/36/135.



Survey Comments

(none found)

Proposed Easements

Right of Way to Private

Municipality

DARWIN MUNICIPALITY

Region

DARWIN

Custodian - Valuer General (+61 8 8943 9193)**Owner's Last Known Address**

GWALWA DARANIKI ASSN INC, PO BOX 746, NIGHTCLIFF NT 0814

Parcels in Valuation

Lot 05182 Town of Darwin

Lot 08630 Town of Nightcliff

Unimproved Capital Value

\$6,050,000 on 01/07/2014

\$5,500,000 on 01/07/2011

\$4,000,000 on 01/07/2008 for valuation unit A

\$2,600,000 on 01/07/2005 for valuation unit A

\$2,000,000 on 01/07/2002 for valuation unit A

\$1,750,000 on 01/07/1999 for valuation unit A

\$1,250,000 on 01/07/1996 for valuation unit A

\$1,000,000 on 01/07/1993 for valuation unit A

\$1,000,000 on 01/01/1991

\$900,000 on 01/01/1988

\$400,000 on 01/01/1985

\$160,000 on 01/01/1982

\$80,000 on 01/05/1979

Valuation Improvements

17/07/1997 Land

17/07/1997 Hostel

17/07/1997 Land

01/08/1982 Land

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: 20 of 22
Description: Extension to Drive Thru Servery for McDonalds
Number of Residential Units:
Australian Bureau of Statistics Type: (none found)
Building Class: Shop
Area: 4 square metres
Certification: Shop - Full Code - *issued on 21/10/2009*

Application Number: 18 of 22
Description: Alterations & Additions to Restaurant
Number of Residential Units:
Australian Bureau of Statistics Type: (none found)
Building Class: Shop
Area: 431 square metres
Certification: Shop - Full Code - *issued on 11/07/2006*

Application Number: 16 of 22
Description: ALT/ADD HOUSE 2,3,7,8,9,10
Number of Residential Units: 0
Australian Bureau of Statistics Type: Separate House
Building Class: Single Dwelling
Area: 0 square metres
Certification: Single Dwelling - Full Code - *issued on 20/03/2003*

Application Number: 14 of 22
Description: SHADE STRUCTURES (MCDONALDS)
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: Non-habitable building
Area: 96 square metres
Certification: Non-habitable building - Full Code - *issued on 04/01/2001*

Application Number: 12 of 22
Description: DELETE LOT 3 MIRROR IMAGE LOT 8
Number of Residential Units: 6
Australian Bureau of Statistics Type: Separate House
Building Class: Single Dwelling
Area: 778 square metres
Certification: Single Dwelling - Full Code - *issued on 24/05/1999*

Application Number: 11 of 22

Description: ABLUTION ADD TO UNITS
Number of Residential Units: 0
Australian Bureau of Statistics Type: Flats or units of one to two storeys
Building Class: Single Dwelling
Area: 81 square metres
Certification: Single Dwelling - Full Code - *issued on 12/10/1995*

Application Number: 9 of 22
Description: SHADE
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: Non-habitable building
Area: 34 square metres
Certification: Non-habitable building - Full Code - *issued on 19/10/1994*

Application Number: 4 of 22
Description: 10 HOUSES
Number of Residential Units: 10
Australian Bureau of Statistics Type: (none found)
Building Class: House
Area: 1050 square metres
Certification: House - Full Code - *issued on 14/12/1989*

Application Number: 1 of 22
Description: CAMPING UNITS & ABLUTION BLOCKS
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: Residential (other than 1 or 2)
Area: Out building
688 square metres
0 square metres
Certification: Residential (other than 1 or 2) - Full Code - *issued on 18/10/1988*
Out building - Full Code - *issued on 18/10/1988*

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
(none found)

Planning Applications

File Number
PA2009/1225

Type

Investigation/Enforcement

Date Received**Application Purpose**

Alleged unapproved storage of fill

Application Status

Current

Other Affected Parcels

(none found)

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status**File Number**

PA2015/0799

Type

Alteration

Date Received

02/11/2015

Application Purpose

Extensions to existing restaurant (drive-through additions)

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

27/11/2015

Instrument Number

AP15/0005

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2014/0745

Type

Variation of Development Permit

Date Received

30/07/2015

Application Purpose

Subdivision of land

Application Status

Current

Other Affected Parcels

(none found)

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

File Number

PA2015/0112

Type

Subdivision

Date Received

17/02/2015

Application Purpose

Subdivision to create three (3) lots

Application Status

Approved

Other Affected Parcels

Lot 08630 Town of Nightcliff

Instrument Signed

04/06/2015

Instrument Number

DP15/0308

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2014/1037

Type

Subdivision

Date Received

07/01/2015



Application Purpose

Subdivision to create three (3) lots. Application re-exhibited as PA2015/0112. Please refer to both applications.

Application Status

Deferred

Other Affected Parcels

Lot 08630 Town of Nightcliff

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status**File Number**

PA2014/0904

Type

Planning Scheme Amendment

Date Received

28/11/2014

Application Purpose

To alter Specific Use Zone Darwin 37 (SD37) to allow for a wider range of uses otherwise prohibited within SD37.

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Current

File Number

PA2014/0745

Type

Subdivision

Date Received

23/09/2014

Application Purpose

Subdivision to create 6 lots

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

04/12/2014

Instrument Number

DP14/0831

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2014/0410

Type

Development

Date Received

03/06/2014

Application Purpose

Filling of land (SD44) for future development

Application Status

Approved

Other Affected Parcels

Lot 08630 Town of Nightcliff

Instrument Signed

12/02/2015

Instrument Number

DP15/0078

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2013/0919

Type

Subdivision

Date Received

13/01/2014

Application Purpose

Subdivision to create 6 lots

Application Status

Refused



Other Affected Parcels

(none found)

Instrument Signed

24/03/2014

Instrument Number

NR14/0006

Instrument Issued

Signed

Instrument Status

Completed

File Number

PA2013/0220

Type

Planning Scheme Amendment

Date Received

04/04/2013

Application Purpose

Rezone from Zone CN (Conservation) to Zone LI (Light Industry)

Application Status

Approved

Other Affected Parcels

Lot 08630 Town of Nightcliff

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Current

File Number

PA2013/0170

Type

Exceptional Development

Date Received

18/03/2013

Application Purpose

Operational stockpile of fill

Application Status

Refused

Other Affected Parcels

(none found)



Instrument Signed

15/05/2014

Instrument Number

NR14/0009

Instrument Issued

Signed

Instrument Status

Completed

File Number

PA2007/0121

Type

Planning Scheme Amendment

Date Received

22/04/2010

Application Purpose

Rezone from Zones RD (Restricted Development) and CL (Community Living) to three distinct Specific Use zones.
- Altered and approved as: "Rezone part Lot 5182 from Zone RD (Restricted Development) to Zone SD37 (Specific Use Zone Darwin No. 37)."

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Current

File Number

PA2008/0863

Type

Alteration

Date Received

26/11/2008

Application Purpose

Extension to existing drive through servery

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed
16/12/2008

Instrument Number
AP08/002

Instrument Issued
Signed

Instrument Status
Current

File Number
PA2008/0267

Type
Planning Scheme Amendment

Date Received
29/02/2008

Application Purpose
Rezone from CN to LI

Application Status
Refused

Other Affected Parcels
Lot 08630 Town of Nightcliff

Instrument Signed

Instrument Number

Instrument Issued
Not Complete

Instrument Status
Completed

File Number
PA1993/0462

Type
Variation of Development Permit

Date Received
06/04/2005

Application Purpose
enclosure of front verandah and alterations to internal layout

Application Status
Approved

Other Affected Parcels
Administrative Lot 06469 Town of Darwin

Instrument Signed
20/05/2005

Instrument Number

DP94/0330C

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2003/0824

Type

Exceptional Development

Date Received

28/11/2003

Application Purpose

AQUACULTURE - mud crab farm

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

08/03/2006

Instrument Number

EDP05/0011

Instrument Issued

Signed

Instrument Status

File Number

PA2003/0060

Type

Exceptional Development

Date Received

23/01/2003

Application Purpose

2 RESTAURANTS

Application Status

Refused

Other Affected Parcels

(none found)



Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Completed

File Number

PA1993/0462

Type

Variation of Development Permit

Date Received

30/10/2000

Application Purpose

REPLACE SHADE STRUCTURE PLAYGROUND & ADD 2 OVER DRIVE THRU

Application Status

Approved

Other Affected Parcels

Administrative Lot 06469 Town of Darwin

Instrument Signed

06/11/2000

Instrument Number

DP94/0330B

Instrument Issued

Signed

Instrument Status

File Number

PA1996/1131

Type

Variation of Development Permit

Date Received

10/02/1998

Application Purpose

SHED & COVERED WORK AREA

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

15/04/1998



Instrument Number

DP97/0077A

Instrument Issued

Signed

Instrument Status

Expired

File Number

PA1997/0278

Type

Planning Scheme Amendment

Date Received

26/03/1997

Application Purpose

REZONE FR R6(COMMUNITY LIVING) TO RD (RESTRICTED DEV) RMS973235 ON EX TO 2/6/97 D501

Application Status

Completed

Other Affected Parcels

Lot 08630 Town of Nightcliff

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Completed

File Number

PA1993/0462

Type

Variation of Development Permit

Date Received

16/01/1995

Application Purpose

LANDSCAPING REQUIREMENTS

Application Status

Approved

Other Affected Parcels

Administrative Lot 06469 Town of Darwin

Instrument Signed

23/01/1995

Instrument Number

DP94/0330A

Instrument Issued

Signed

Instrument Status

Completed

File Number

PA1993/0462

Type

Variation of Development Permit

Date Received

25/10/1994

Application Purpose

DELETION OF ACCESS LINK

Application Status

Approved

Other Affected Parcels

Administrative Lot 06469 Town of Darwin

Instrument Signed

18/11/1994

Instrument Number

DP94/0330

Instrument Issued

Signed

Instrument Status

Completed

File Number

PA1993/0462

Type

Variation of Development Permit

Date Received

06/10/1994

Application Purpose

TO SITE 1.5M CLOSER TO FITZER DRIVE

Application Status

Approved

Other Affected Parcels

Administrative Lot 06469 Town of Darwin

Instrument Signed

07/10/1994

Instrument Number

DP94/0271

Instrument Issued

Signed

Instrument Status**File Number**

PA1994/0100

Type

Subdivision

Date Received

12/04/1994

Application Purpose

TO CREATE TWO LOTS ON BEHALF OF VYSROSE PTY LTD

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

13/05/1994

Instrument Number

S 2636

Instrument Issued

Signed

Instrument Status

Completed

File Number

PA1994/0100

Type

Subdivision

Date Received

27/01/1994

Application Purpose

TO CREATE TWO LOTS ON BEHALF OF VYSROSE PTY LTD

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

29/03/1994

Instrument Number

S 2618



Instrument Issued

Signed

Instrument Status**File Number**

PA1993/0462

Type

Development

Date Received

20/08/1993

Application Purpose

RESTAURANT

Application Status

Approved

Other Affected Parcels

Administrative Lot 06469 Town of Darwin

Instrument Signed

26/10/1993

Instrument Number

DV5098

Instrument Issued

Signed

Instrument Status

Completed

File Number

PA1992/0065

Type

Development

Date Received

19/02/1992

Application Purpose

RESTAURANT,CHEMIST & VIDEO SHOP BEING HANDLED BY ANDY MCCRACKEN BUILDING CONSULTANTS
PART OF LOT ONLY

Application Status

Refused

Other Affected Parcels

(none found)

Instrument Signed

16/04/1992

Instrument Number

DV4516



Instrument Issued

Signed

Instrument Status

Completed

File Number

PA1991/0343

Type

Planning Scheme Amendment

Date Received

19/07/1991

Application Purpose

FROM R6 TO O2 PART OF LOT ONLY

Application Status

Refused

Other Affected Parcels

(none found)

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Completed

File Number

PA1984/0388

Type

Planning Scheme Amendment

Date Received

17/07/1984

Application Purpose

S2 TO I1

Application Status

Refused

Other Affected Parcels

(none found)

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Completed

File Number

PA1982/0413

Type

Subdivision

Date Received

20/08/1982

Application Purpose

CREATE 1 LOT

Application Status

Approved

Other Affected Parcels

Lot 03712 Town of Darwin

Lot 03724 Town of Darwin

Lot 03725 Town of Darwin

Lot 03727 Town of Darwin

Lot 04954 Town of Darwin

Instrument Signed

10/01/1983

Instrument Number

S 0493

Instrument Issued

Signed

Instrument Status

Expired

File Number

PA1981/0565

Type

Planning Scheme Amendment

Date Received

30/12/1981

Application Purpose

TO SP

Application Status

Refused

Other Affected Parcels

(none found)



Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Completed

File Number

PA1981/0377

Type

Planning Scheme Amendment

Date Received

05/08/1981

Application Purpose

O1 TO O2 (RICHARDSON PARK)

Application Status

Completed

Other Affected Parcels

Lot 03725 Town of Darwin

Lot 03727 Town of Darwin

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Completed

File Number

PA1980/0503

Type

Planning Scheme Amendment

Date Received

04/12/1980

Application Purpose

O1 TO O2

Application Status

Completed

Other Affected Parcels

(none found)

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Completed

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

Power Water - Electricity 30

Power Water - Water 2

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 Agency or visit the website
<http://www.ntepa.nt.gov.au/waste-pollution/contamination>

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

(none found)

For further information on heritage places contact Heritage Branch or visit the website <http://www.dlpe.nt.gov.au/heritage>

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.



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 08630 Town of Nightcliff plan(s) S 77/093A

(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 727 022 (order 1)

Tenure Type

CROWN LEASE IN PERPETUITY 671

Tenure Status

Current

Area Under Title

3 square kilometres 1 hectares 6900 square metres

Owners

Gwalwa Daraniki Association Inc.

c/- The Public Officer Lot 8630 Dick Ward Drive, Nightcliff NT 0810

Easements

Access Easement to Northern Territory of Australia

Pedestrian Access Easement to Northern Territory of Australia

Drainage Easement to Northern Territory of Australia

Electricity supply Easement to Power and Water Authority

Power line Easement to Power and Water Authority

Sewerage Easement to Power and Water Authority

Electricity supply Easement to Power and Water Corporation

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 727 020 (order 1)

CUFT 727 018 (order 1)

CUFT 726 979 (order 1)

CUFT 720 207 (order 1)

CUFT 720 206 (order 1)

CUFT 454 100 (order 1)

CUCL 200 013 (order 1)

CUCL 159 042 (order 3)

CUCL 159 042 (order 2)

CUCL 159 042 (order 1)

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

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

95 DICK WARD DR, COCONUT GROVE

Survey Plan

S 77/093A

Survey Status

Approved

Parcel Status

CURRENT

Parcel Area

82 hectares, 3900 square metres

Map Reference

Code 200 Scale 2500 Sheet 29.26

Code 200 Scale 2500 Sheet 30.27

Code 200 Scale 2500 Sheet 30.26

Parent Parcels

(none found)

Parcel Comments

PART OF KULALUK. RESURVEY TO DIMINISH AREA S77/93. PROP TO CLOSE ADJ ROAD, NTG 5/7/89, S91/205. PT ADJ RD CLOSED NTG G43 30/10/91. WITHIN RESTRICTED AREA UNDER LIQUOR ACT NTG S27 14/9/2007. NATIVE TITLE DOES NOT EXIST ON THIS PARCEL (FEDERAL COURT DETERMINATION 17/5/2006) REF LI2009/36/135. PROVISIONAL DECLARATION OF HERITAGE PLACE, NTG G9 LI2012/0021~0005.

Survey Comments

(none found)

Proposed Easements

(none found)

Municipality

DARWIN MUNICIPALITY

Region

DARWIN

Custodian - Valuer General (+61 8 8943 9193)**Owner's Last Known Address**

Gwalwa Daraniki Association Inc., C/- THE PUBLIC OFFICER LOT 8630 DICK WARD DRIVE, NIGHTCLIFF NT 0810

Parcels in Valuation

Lot 05182 Town of Darwin

Lot 08630 Town of Nightcliff

Unimproved Capital Value

\$6,050,000 on 01/07/2014

\$5,500,000 on 01/07/2011

\$4,000,000 on 01/07/2008

\$2,600,000 on 01/07/2005

\$2,000,000 on 01/07/2002

\$1,750,000 on 01/07/1999

\$1,250,000 on 01/07/1996

\$1,000,000 on 01/07/1993

\$1,000,000 on 01/01/1991

\$900,000 on 01/01/1988

\$400,000 on 01/01/1985

\$160,000 on 01/01/1982

\$80,000 on 01/05/1979

Valuation Improvements

17/07/1997 Land

01/08/1982 Land

Custodian - Property Purchasing (+61 8 8999 6631)**Acquisitions**

Acquisition proposal exists, contact Property Purchasing for details.



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

Building Control Areas

BBDAR001 - Building Control Area

DARWIN BUILDING AREA

Building Permits

Application Number: 33 of 33
Description: Covered walkway
Number of Residential Units:
Australian Bureau of Statistics Type: (none found)
Building Class: Non-habitable building
Area: 7 square metres
Certification: Non-habitable building - Full Code - *issued on 26/02/2015*

Application Number: 31 of 33
Description: Upgrade of fire safety services & compartmentation
Number of Residential Units:
Australian Bureau of Statistics Type: Separate House
Building Class: Residential (other than 1 or 2)
Health care building
Area: (none found)
Certification: Residential (other than 1 or 2) - Full Code - *issued on 08/12/2008*
Health care building - Full Code - *issued on 08/12/2008*

Application Number: 30 of 33
Description: Reissue of lapsed permit laundry upgrade
Number of Residential Units:
Australian Bureau of Statistics Type: Flats or units of one to two storeys
Building Class: Residential (other than 1 or 2)
Area: 5 square metres
Certification: Residential (other than 1 or 2) - Full Code - *issued on 05/05/2004*

Application Number: 29 of 33
Description: ADDITIONS TO HOUSE 8
Number of Residential Units: 0
Australian Bureau of Statistics Type: Separate House
Building Class: Single Dwelling
Area: 0 square metres
Certification: Single Dwelling - Full Code - *issued on 18/03/2003*

Application Number: 28 of 33
Description: ADDITIONS - HOUSE 3
Number of Residential Units: 0
Australian Bureau of Statistics Type: Separate House
Building Class: Single Dwelling
Area: 0 square metres
Certification: Single Dwelling - Full Code - *issued on 18/03/2003*

Application Number: 27 of 33
Description: BATHROOM RENO - HOUSE 2
Number of Residential Units: 0
Australian Bureau of Statistics Type: Separate House
Building Class: Single Dwelling
Area: 0 square metres
Certification: Single Dwelling - Full Code - *issued on 18/03/2003*

Application Number: 26 of 33
Description: BATHROOM RENO - HOUSE 1
Number of Residential Units: 0
Australian Bureau of Statistics Type: Separate House
Building Class: Single Dwelling
Area: 0 square metres
Certification: Single Dwelling - Full Code - *issued on 18/03/2003*

Application Number: 25 of 33
Description: BATHROOM RENO - HOUSE 11
Number of Residential Units: 0
Australian Bureau of Statistics Type: Separate House
Building Class: Single Dwelling
Area: 0 square metres
Certification: Single Dwelling - Full Code - *issued on 18/03/2003*

Application Number: 24 of 33
Description: JUNINGA CENTER ALT TO KITCHEN
Number of Residential Units: 0
Australian Bureau of Statistics Type: Separate House
Building Class: Boarding House
Area: 0 square metres
Certification: Boarding House - Full Code - *issued on 07/03/2002*

Application Number: 22 of 33
Description: SHADE SAIL AT RETIREMENT VILLAGE
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: Structure (Fence, Mast)
Area: 60 square metres
Certification: Structure (Fence, Mast) - Full Code - *issued on 19/03/2001*

Application Number: 21 of 33
Description: BASKET BALL COURT
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: Non-habitable building
Area: 15 square metres
Certification: Non-habitable building - Full Code - *issued on 23/12/1997*

Application Number: 20 of 33
Description: BEDSITTER ACCOMODATION UNITS
Number of Residential Units: 3
Australian Bureau of Statistics Type: Separate House
Building Class: Boarding House
Area: 150 square metres
Certification: Boarding House - Full Code - *issued on 01/07/1997*

Application Number: 18 of 33
Description: ACCOMMODATION
Number of Residential Units: 6
Australian Bureau of Statistics Type: Flats or units of one to two storeys
Building Class: Flat(s)
Area: 300 square metres
Certification: Flat(s) - Full Code - *issued on 27/10/1996*

Application Number: 17 of 33
Description: HOUSE
Number of Residential Units: 1
Australian Bureau of Statistics Type: (none found)
Building Class: Single Dwelling
Area: 0 square metres
Certification: Single Dwelling - Full Code - *issued on 15/11/1994*

Application Number: 16 of 33
Description: HOUSE
Number of Residential Units: 1
Australian Bureau of Statistics Type: (none found)
Building Class: Single Dwelling
Area: 195 square metres
Certification: Single Dwelling - Full Code - *issued on 18/02/1994*

Application Number: 15 of 33
Description: NURSING HOME
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: Public
Area: 660 square metres
Certification: Public - Full Code - *issued on 17/11/1993*

Application Number: 12 of 33
Description: ADD TO HOUSE PERMIT NO 10
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: House
Area: 30 square metres

Certification: House - Full Code - *issued on 31/01/1989*

Application Number: 11 of 33
Description: HOUSE
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: House
Area: 100 square metres
Certification: House - Full Code - *issued on 24/10/1988*

Application Number: 10 of 33
Description: RESIDENTIAL
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: House
Area: 950 square metres
Certification: House - Full Code - *issued on 31/01/1989*

Application Number: 8 of 33
Description: HOUSE
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: House
Area: 88 square metres
Certification: House - Full Code - *issued on 08/08/1988*

Application Number: 7 of 33
Description: HOSTEL
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: Residential (other than 1 or 2)
Area: 820 square metres
Certification: Residential (other than 1 or 2) - Full Code - *issued on 25/11/1988*

Application Number: 3 of 33
Description: HOUSES 4 OFF
Number of Residential Units: 4
Australian Bureau of Statistics Type: (none found)
Building Class: House
Area: 311 square metres
Certification: House - Full Code - *issued on 27/11/1986*

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

(none found)

Planning Applications

File Number

PA2015/0112

Type

Subdivision

Date Received

17/02/2015

Application Purpose

Subdivision to create three (3) lots

Application Status

Approved

Other Affected Parcels

Lot 05182 Town of Darwin

Instrument Signed

04/06/2015

Instrument Number

DP15/0308

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2014/1037

Type

Subdivision

Date Received

07/01/2015

Application Purpose

Subdivision to create three (3) lots. Application re-exhibited as PA2015/0112. Please refer to both applications.

Application Status

Deferred

Other Affected Parcels

Lot 05182 Town of Darwin

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

File Number

PA2014/0999

Type

Alteration

Date Received

05/12/2014

Application Purpose

Alteration to deemed permit to allow a verandah addition to an existing supporting accommodation facility

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

09/12/2014

Instrument Number

AP14/0007

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2014/0410

Type

Development

Date Received

03/06/2014

Application Purpose

Filling of land (SD44) for future development

Application Status

Approved

Other Affected Parcels

Lot 05182 Town of Darwin

Instrument Signed

12/02/2015

Instrument Number

DP15/0078

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2013/0220

Type

Planning Scheme Amendment

Date Received

04/04/2013

Application Purpose

Rezone from Zone CN (Conservation) to Zone LI (Light Industry)

Application Status

Approved

Other Affected Parcels

Lot 05182 Town of Darwin

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Current

File Number

PA2008/0267

Type

Planning Scheme Amendment

Date Received

29/02/2008

Application Purpose

Rezone from CN to LI

Application Status

Refused

Other Affected Parcels

Lot 05182 Town of Darwin

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Completed

File Number

PA1997/0278

Type

Planning Scheme Amendment

Date Received

26/03/1997

Application Purpose

REZONE FR R6(COMMUNITY LIVING) TO RD (RESTRICTED DEV) RMS973235 ON EX TO 2/6/97 D501

Application Status

Completed

Other Affected Parcels

Lot 05182 Town of Darwin

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Completed

File Number

PA1996/0784

Type

Development

Date Received

03/09/1996

Application Purpose

NON CONFORMING USE CLUSTER DWELLINGS EX DATES 6/9/96-20/9/96

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

31/10/1996



Instrument Number

CEU96/0006

Instrument Issued

Signed

Instrument Status**File Number**

PA1996/0277

Type

Development

Date Received

25/03/1996

Application Purpose

NON-CONFORMING USE EXHIBITION DATES 29/3/96-12/4/96

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

17/05/1996

Instrument Number

CEU96/0003

Instrument Issued

Signed

Instrument Status

Completed

File Number

PA1995/1052

Type

Compliance Check

Date Received

21/12/1995

Application Purpose

ACCOMODATION UNITS

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Completed

File Number

PA1992/0408

Type

Compliance Check

Date Received

09/09/1992

Application Purpose

JUNINGA NURSING HOME

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Completed

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

Power Water - Electricity 24

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**

Present on property

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 Agency or visit the website <http://www.ntepa.nt.gov.au/waste-pollution/contamination>

Custodian - Heritage Branch (+61 8 8999 5039)

Heritage Listing:

(none found)

For further information on heritage places contact Heritage Branch or visit the website <http://www.dlpe.nt.gov.au/heritage>

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.

