

## **Estimates Committee 2016**

### **Questions Taken On Notice**

( 14/06/2016 to 23/06/2016 )

Date: 14/06/2016

Output: Planning and  
Development

Sub Output: Land Development

Subject: How many Kulaluk leases are subject to development applications?

**From:** Ms Natasha Fyles to Hon David Tollner  
Lands & Planning

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**Question:** 2-7  
Minister, how many of the Kulaluk leases are subject to development applications and what are the nature of these applications?

**Answer:**  
Answered On: 14/06/2016

**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"> <li>• Preserve the amenity of adjoining residential areas;</li> <li>• Minimises the negative impacts of being exposed to aircraft noise; and</li> <li>• preserves the safety and maintains the curfew free operation of Darwin International Airport</li> </ul>		
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"> <li>• addresses the effects of primary storm surge; and</li> <li>• preserves the safety and maintains the curfew free operation of Darwin International Airport.</li> </ul>	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 <b>Volume 727 Folio 020</b> 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/](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**

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**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

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**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

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**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

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**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

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**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

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**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

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**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**

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**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

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**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**

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**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

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**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

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**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/](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/](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*

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**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

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**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 DATES6/9/96-20/9/96

**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/](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.

