

**DEVELOPMENT CONSENT AUTHORITY
DARWIN DIVISION**

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM: **1** **MEETING DATE:** 07/08/2026 **FILE:** PA2026/0217

APPLICATION PURPOSE: Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

SUBJECT SITE: Lot 9775 (28) Tambling Tce, Lyons Town of Nightcliff, NT

ZONE: Organised Recreation (OR) and LMR (Low-Medium Density Residential)

SITE AREA: 12.90 ha (128900m²)

APPLICANT SAQ Consulting

PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE Waveconn Operations

LANDOWNER Tracy Village Social & Sports Club Inc.

ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND None

1. PROPOSAL

The application seeks consent for a telecommunications facility comprising a 30m high monopole, associated antennas and equipment shelters at Lot 9775 (28) Tambling Tce, Lyons, Town of Nightcliff (the site). The site has an area of approximately 12.90 ha (128,900 m²) and is within Organised Recreation (OR) and LMR (Low-Medium Density Residential) pursuant to the NT Planning Scheme 2020 (NTPS 2020). The proposed development is located entirely within the Zone OR portion of the site.

The application was submitted by SAQ Consulting, on behalf of Waveconn Operations Pty Ltd. The registered lessee is Tracy Village Social and Sports Club Inc., with the land held under Crown Lease. Landowner authorisation has been provided by Tracy Village Social and Sports Club Inc. and the Northern Territory in the right of the Crown.

The proposed telecommunications facility comprises:

- An 8m × 8m (64m²) compound, enclosed by a 2.4m high security fence with 3m wide double access gates;
- a 30m high monopole with a compact cluster headframe supporting three 2.8m long panel antennas;
- an equipment cabinet, associated pits, cabling, connections and a group site meter panel; and
- provision for a future carrier equipment outdoor cabinet within the compound.

The facility is proposed to accommodate the requirements of the Optus 4G and 5G mobile network and provide additional network coverage and capacity to the surrounding area. Access to the facility will utilise the existing access arrangements from Danimila Terrace.

The proposed facility is located within the north-eastern portion of the site, behind the existing Tracy Village Social and Sports Club building and approximately 20m west of Danimila Terrace. The existing club building is located immediately west of the facility, with the car parking area and sporting grounds further west.

A locality plan and photographs of the pink signs are provided at Bookmarks A1 and A2 respectively, with the application material provided at Bookmark B.

Following the exhibition period, Development Assessment Services (DAS) requested that the applicant provide landowner authorisation from Tracy Village Social and Sports Club Inc. The applicant subsequently provided the requested authorisation, which is provided at Bookmark B1.

2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

An application is required for planning permission as the proposal is Impact Assessable, pursuant to Clause 1.8(1)(c)(i) (When development consent is required) of the NTPS 2020, as the proposed telecommunications facility is shown as Impact Assessable in the relevant assessment table in Part 4.

Assessment Table - OR (Organised Recreation)				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Telecommunications Facility	Impact Assessable	N/A	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.8.10 Telecommunications Facility

3. ASSESSMENT SYNOPSIS

This report concludes that the Authority should approve the application subject to conditions on the development permit as specified at section 7 of this report.

4. BACKGROUND

The site has a long history of development associated with the Tracy Village Social and Sports Club, with various planning and building approvals issued for the club, recreation and associated facilities. However, no previous approval identified in the available records relates to the telecommunications facility proposed under the current application.

5. PUBLIC EXHIBITION

The application was placed on public exhibition for a period of two weeks. One public submission was received under section 49(1) of the *Planning Act 1999*.

6. MATTERS TO BE TAKEN INTO ACCOUNT (SECTION 51 OF THE *PLANNING ACT 1999*)

Pursuant to Section 51(1) of the *Planning Act 1999*, a consent authority must, in considering a development application, take into account any of the following relevant to the development:

(a) any planning scheme that applies to the land to which the application relates

The Northern Territory Planning Scheme 2020 (NTPS 2020) applies to the land and the proposed telecommunications facility requires consent under Clause 1.8 (When development consent is required). It is identified as Impact Assessable under Clause 1.8(1)(c)(i); therefore, the Strategic Framework (Darwin Regional Land Use Plan 2015), Zone OR (Organised Recreation) purpose and outcomes, and relevant development requirements under Part 5, including clauses 5.2.4 (Car Parking Spaces), 5.2.5 (Loading Bays) and 5.8.10 (Telecommunications Facility), need to be considered.

The application has been assessed against the relevant provisions of the NTPS 2020 and the proposal complies with all applicable requirements. A copy of the Technical Assessment is provided at Bookmark C.

Clause 1.10(4) of the NTPS 2020 states that *in considering an application for a use or development identified as Impact Assessable the consent authority must take into account all of the following:*

1. *any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;*
2. *any Overlays and associated requirements in Part 3 that apply to the land;*
3. *the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and*
4. *any component of the Strategic Framework relevant to the land as set out in Part 2.*

An assessment of clause 1.10 (4) is provided below.

In response to subclause 1.10(4)(1), Part 5 of the NTPS 2020 has been considered. Clauses 5.2.4 (Car Parking), 5.2.5 (Loading Bays) and 5.8.10 (Telecommunications Facility) are applicable to the proposal and the development complies with their requirements.

In response to subclause 1.10(4)(2), no overlays under Part 3 of the NTPS 2020 apply to the development site.

In response to subclause 1.10(4)(3), the proposal is considered consistent with the purpose and relevant outcomes of Clause 4.18 Zone OR (Organised Recreation). The 64m² compound is located outside the established sporting areas and adjacent to the existing club building, allowing the organised recreation activities on the broader site to continue without displacement or material conflict. The facility is located approximately 20m west of Danimila Terrace, with existing vegetation screening the ground-level infrastructure from the road and surrounding area. When viewed from the west, the existing club building provides further screening from the car parking area and sporting grounds. Access will utilise the existing arrangements from Danimila Terrace and, given the unmanned nature of the facility and infrequent maintenance visits, no material impact on the local road network is anticipated. Accordingly, the proposal is consistent with the purpose and relevant outcomes of Zone OR.

In response to subclause 1.10(4)(4), the Darwin Regional Land Use Plan (DRLUP) 2015 applies to the development site and identifies the site as Urban / Peri-Urban. The proposed telecommunications facility will improve 4G and 5G network coverage and capacity within Lyons and surrounding areas, supporting telecommunications services for the established urban community. The facility occupies a small portion of the broader site, is located outside the existing sporting areas and does not require vegetation removal, allowing the established recreational function of the land to continue. The proposed telecommunications facility is consistent with the strategic intent of the DRLUP by supporting the efficient provision of telecommunications infrastructure and services within an established Urban / Peri-Urban Residential area.

- (b) any proposed amendments to such a planning scheme:**
- (i) that have been or are on exhibition under Part 2, Division 3;**
 - (ii) in respect of which a decision has not been made under Part 2, Division 5; and**
 - (iii) that are relevant to the development proposed in the development application**

There are no other proposed amendments to the Northern Territory Planning Scheme 2020 which affect this proposal.

- (c) an interim development control order, if any, in respect of the land to which the application relates**

There are no interim development control orders relevant to the site.

- (d) an environment protection objective within the meaning of the Waste Management and Pollution Control Act 1998 that is relevant to the land to which the application relates**

There are no environmental protection objectives relevant to the land.

- (e) any submissions made under section 49, and any evidence or information received under section 50, in relation to the development application**

The application was placed on public exhibition for a period of two weeks, between 19 June 2026 and 03 July 2026. One public submission was received under section 49(1) of the *Planning Act 1999*. The public submission is summarised below.

Nicholas Kirlew, Convener of Plan: the Planning Action Network Inc., raised the following key concerns (Bookmark E):

1. **Formal Framework & the Smart City Neutral-Host Mandate:** The submitter considers telecommunications infrastructure should adopt a coordinated, shared-infrastructure approach rather than individual carrier facilities on public recreation land. While the proposed monopole is capable of future co-location, the submitter notes it will initially service Optus only and seeks mandatory provision for additional carriers to avoid future duplication.
2. **Public Asset Protection & the Integrated Utility Alternative:** The submitter considers the 64m² compound and standalone 30m monopole may fragment land within Zone OR and affect the open visual character of the recreation area. The submitter considers telecommunications infrastructure should instead be integrated with existing infrastructure where practicable.
3. **Failure to Justify Modern Micro-Infrastructure Options:** The submitter considers the application has not adequately demonstrated why smaller-scale infrastructure or co-

location on the existing sports lighting towers cannot meet the identified network requirements instead of constructing a new standalone monopole.

4. Restructuring the Precedent – Mandatory Clever City Conditions: If the application is approved, the submitter requests conditions requiring the facility to accommodate at least two additional telecommunications providers, establishing it as the consolidated telecommunications node for the site, requiring assessment of existing sports lighting towers as an alternative, undertaking a post-commissioning acoustic audit, and providing a 1.5m wide native landscaping buffer around the compound.

Response From Applicant (SAQ Consulting)

In response to the matters raised in the submission, the applicant provided a written response on 23 July 2026 (Bookmark E1), addressing the concerns regarding co-location, use of recreation land, alternative infrastructure, noise and landscaping. The response advises that Waveconn is a neutral-host provider, with Optus as the initial anchor tenant, and that the monopole and compound are designed to allow future co-location by other carriers. Waveconn also indicated that it would accept a condition requiring availability for future co-location, should the DCA consider this appropriate.

Regarding the potential fragmentation and visual character of the recreation land, the response advises that the facility is located behind the existing Tracy Village Social and Sports Club building and does not impact the recreation space. It also notes that the existing visual environment already contains streetlights and sporting facility lighting towers.

In relation to alternative infrastructure, the response advises that small cells would not provide an equivalent level of coverage to the proposed macro facility and would require multiple installations. The existing sports lighting towers are also considered unsuitable due to structural capacity and maintenance safety issues, difficulties accommodating ground-level equipment and constraints on future co-location.

Regarding the requested acoustic audit and landscaping buffer, the response advises that the equipment cabinets are not air-conditioned and use DC cooling fans capable of meeting EPA noise requirements at the nearest sensitive receivers. Additional landscaping is considered unnecessary as the Danimila Terrace interface is already well vegetated and the base of the facility is screened from recreation areas by the existing club building or landscaping.

The response therefore addresses the matters raised by Nicholas Kirlew by clarifying the proposed shared-use capacity of the facility, its relationship with the existing recreation area, the reasons for selecting a purpose-built monopole rather than the suggested alternatives, and the proposed management of noise and visual impacts.

(f) a matter that the Minister has, under section 85, directed it to consider in relation to development applications generally

The Minister has made no direction in relation to the application.

(h) the merits of the proposed development as demonstrated in the application

The merits mentioned in Statement of Effect is reproduced as follows:

The installation will improve access to 4G and 5G services on the Optus network to the surrounding area, which is primarily within the suburb of Lyons but improvements will also be provided to adjacent parts of Muirhead, Wanguri and Tiwi. The practical improvements for customers will include

improved voice call quality, high speed broadband internet access, video calling and other data services, as well as significant improvements to indoor coverage availability.

- (j) *the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development***

The site is flat, is not identified as being subject to primary or secondary storm surge or flooding and is not affected by the Australian Noise Exposure Forecast (ANEF) 2043 contour. The proposed telecommunications facility occupies a small 64m² compound within the broader 12.90 ha site and does not require vegetation removal.

The Development Coordination Branch, Land Resources Division of the Department of Lands, Planning and Environment (DLPE) did not identify any issues concerning the physical capability of the land to support the proposed development.

Accordingly, the land is considered capable of supporting the proposed telecommunications facility without adversely affecting the physical characteristics of the site or surrounding land.

- (k) *the public facilities or public open space available in the area in which the land is situated and the requirement, if any, for the facilities, or land suitable for public recreation, to be provided by the developer***

There is no requirement for the provision of public facilities or open space as part of the proposed development.

- (m) *the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose***

The application was placed on public exhibition for a period of two weeks, between 19 June 2026 and 03 July 2026. The comments received from Local and service authorities are as follows:

1. City of Darwin – Bookmark D1

City of Darwin acknowledged the importance of telecommunications infrastructure in supporting community connectivity and advised that, should concerns be raised during public exhibition regarding the proximity of the proposed monopole to surrounding residences, further consideration should be given to the location of the facility. City of Darwin otherwise raised no objections or requirements for the proposed development.

DAS response: No action required

2. Power and Water Corporation – (Water Services) – Bookmark D2

Water Services advised that the existing sewerage easement within the site is required to be retained and that structures must not be located over the easement or within 1.5m of the centreline of water or sewer infrastructure. Water Services otherwise raised no objections or requirements for the proposed development.

DAS response: Standard permit conditions and advisory notes are recommended to be applied to the permit to address the above comments.

3. Power and Water Corporation – (Power Services)– Bookmark D3

Power Services advised that the site has an existing power supply and that power to the proposed facility is to be taken from the customer's internal electrical installation. The proponent is required to liaise with the landowner and engage a licensed electrician to design and install the required low-voltage supply in accordance with PWC requirements and submit a Basic Connection (BA) application for the proposed electrical installation.

DAS response: Standard permit conditions and advisory notes are recommended to be applied to the permit to address the above comments

4. Darwin International Airport (Airport Development Group) – Bookmark D4

Airport Development Group (ADG) advised that the site is approximately 5.8 km from the aerodrome reference point and lies outside the assessment footprints for building-generated windshear and turbulence. The site is within the 6 km lighting compliance limit; however, no external lighting is proposed. ADG confirmed that the proposed 30m monopole, reaching approximately 55.3m AHD, is below both the Obstacle Limitation Surface (OLS) and PANS-OPS surface. ADG further advised that crane operations during construction may require separate approval where they infringe protected airspace.

DAS response: Standard advisory notes are recommended to be applied to the permit to address the above comments.

5. Development Coordination Branch, Land Resources Division of the Department of Lands, Planning and Environment (DLPE) – Bookmark D5

The application was assessed by the relevant divisions within DLPE. Crown Land Estate reviewed the application and advised that it had no comments to provide on the proposed development.

DAS response: No action required

(n) *the potential impact on the existing and future amenity of the area in which the land is situated*

The primary amenity consideration is whether the facility's visual presence and operation would detract from the qualities that make the locality harmonious, pleasant, and enjoyable. The facility is located behind the existing club building, approximately 20m west of Danimila Terrace, with residential land separated from the site by the road reserve. Existing vegetation screens the ground-level equipment, while the compact headframe and non-reflective finish reduce the visual prominence of the 30m monopole. The facility is unmanned and requires minimal maintenance visits; therefore, no material traffic impacts are anticipated. Accordingly, the proposal is not expected to unreasonably detract from the existing or future amenity of the locality.

(p) *the public interest, including (if relevant) how the following matters are provided for in the application:*

- (i) *community safety through crime prevention principles in design;***
- (ii) *water safety;***
- (iii) *access for persons with disabilities***

Given the nature of the proposed development as an unmanned telecommunications facility within a secured compound, the matters relating to crime prevention principles, water safety and access for persons with disabilities are not relevant to the proposal. The development is not considered to raise any matters contrary to the public interest.

(pa) for a proposed subdivision or consolidation of land in a Restricted Water Extraction Area – whether the subdivision or consolidation complies with the restrictions of sections 14A and 14B of the Water Act 1992 and the requirements of section 14C(1) of that Act;

No subdivision or consolidation of land is proposed as part of the development.

(q) for a proposed subdivision of land on which a building is, or will be, situated – whether the building complies, or will comply, with any requirements prescribed by regulation in relation to the building (including, for example, requirements about the structural integrity and fire safety of the building)

Not applicable to this application.

(r) any potential impact on natural, social, cultural or heritage values, including, for example, the heritage significance of a heritage place or object under the Heritage Act 2011

There are no known natural, social, cultural or heritage values associated with the subject site.

(s) any beneficial uses, quality standards, criteria, or objectives, that are declared under section 73 of the Water Act 1992

The following declared beneficial uses apply to the subject land for Darwin Harbour:

- Aquaculture, environment, cultural, rural stock and domestic.

It is the responsibility of the developer and landowner to ensure that land use does not result in a contravention of the *Water Act 1992*.

(t) other matters it thinks fit

No other matters are raised for consideration by the consent authority.

Section 51(2) of the Planning Act 1999

If a development proposal is required to be referred to the NT EPA under Part 4, Division 3 of the Environment Protection Act 2019, the consent authority must not make a decision under this Division in relation to a development application for the proposal unless:

- (a) the NT EPA has determined that an environmental impact assessment is not required under that Act for that proposal; or***
(b) if the NT EPA has determined that an environmental impact assessment is required – an environmental approval has been granted under that Act for the proposal and the decision is consistent with that approval; or
(c) the Environment Protection Act 2019 otherwise permits the making of the decision.

it is noted that the Environment Division did not raise any concerns with this application, and that it is not considered to be of scale or intensity that would reasonably require the preparation of any environmental reports or impact statements under the *Environmental Protection Act 2019*.

7. RECOMMENDATION

That the Development Consent Authority, pursuant to section 53(a) of the Planning Act 1999, consent to the application to develop Lot 9775 (28) Tambling Tce, Lyons, Town of Nightcliff for the purpose of a telecommunications facility comprising a 30m high monopole and associated antennas and equipment shelters, subject to the following conditions:

1. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
2. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity services to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
Please refer to notation 1 for further information.
3. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
4. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created.

Notes

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. Darwin International Airport advises that separate requests for assessment and approval must be submitted to Darwin International Airport for any cranes used during construction that will infringe on either the Obstacle Limitation Surfaces (OLS) or Procedures for Air Navigation Services – Operations (PANS-OPS) surfaces for Darwin Airport.
3. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the Northern Territory Building Act 1993 before commencing any demolition or construction works.

REASONS FOR THE RECOMMENDATION

1. Pursuant to section 51(1)(a) of the *Planning Act 1999*, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

The Northern Territory Planning Scheme 2020 (NTPS 2020) applies to the land and the proposed telecommunications facility requires consent under Clause 1.8 (When development consent is required). It is identified as Impact Assessable under Clause 1.8(1)(c)(i); therefore, the Strategic Framework (Darwin Regional Land Use Plan 2015), Zone OR (Organised Recreation) purpose and outcomes, and relevant development requirements under Part 5, including 5.2.4 (Car Parking Spaces), 5.2.5 (Loading Bays) and 5.8.10 (Telecommunications Facility), need to be considered.

Item 1

The application has been assessed against the relevant provisions of the NTPS 2020 and the proposal complies with all applicable requirements.

Clause 1.10(4) of the NTPS 2020 states that *in considering an application for a use or development identified as Impact Assessable the consent authority must take into account all of the following:*

1. *any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;*
2. *any Overlays and associated requirements in Part 3 that apply to the land;*
3. *the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and*
4. *any component of the Strategic Framework relevant to the land as set out in Part 2.*

An assessment of clause 1.10 (4) is provided below.

In response to subclause 1.10(4)(1), Part 5 of the NTPS 2020 has been considered. Clauses 5.2.4 (Car Parking), 5.2.5 (Loading Bays) and 5.8.10 (Telecommunications Facility) are applicable to the proposal and the development complies with their requirements.

In response to subclause 1.10(4)(2), no overlays under Part 3 of the NTPS 2020 apply to the development site.

In response to subclause 1.10(4)(3), the proposal is considered consistent with the purpose and relevant outcomes of Clause 4.18 Zone OR (Organised Recreation). The 64m² compound is located outside the established sporting areas and adjacent to the existing club building, allowing the organised recreation activities on the broader site to continue without displacement or material conflict. The facility is located approximately 20m west of Danimila Terrace, with existing vegetation screening the ground-level infrastructure from the road and surrounding area. When viewed from the west, the existing club building provides further screening from the car parking area and sporting grounds. Access will utilise the existing arrangements from Danimila Terrace and, given the unmanned nature of the facility and infrequent maintenance visits, no material impact on the local road network is anticipated. Accordingly, the proposal is consistent with the purpose and relevant outcomes of Zone OR.

In response to subclause 1.10(4)(4), the Darwin Regional Land Use Plan (DRLUP) 2015 applies to the development site and identifies the site as Urban / Peri-Urban. The proposed telecommunications facility will improve 4G and 5G network coverage and capacity within Lyons and surrounding areas, supporting telecommunications services for the established urban community. The facility occupies a small portion of the broader site, is located outside the existing sporting areas and does not require vegetation removal, allowing the established recreational function of the land to continue. The proposed telecommunications facility is consistent with the strategic intent of the DRLUP by supporting the efficient provision of telecommunications infrastructure and services within an established Urban / Peri-Urban Residential area.

2. Pursuant to section 51(1)(j) of the *Planning Act 1999*, the consent authority must take into consideration the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.
- The site is flat, is not identified as being subject to primary or secondary storm surge or flooding and is not affected by the Australian Noise Exposure Forecast (ANEF) 2043 contour. The proposed telecommunications facility occupies a small 64m² compound within the broader 12.90 ha site and does not require vegetation removal.

The Development Coordination Branch, Land Resources Division of the Department of Lands, Planning and Environment (DLPE) did not identify any issues concerning the physical capability of the land to support the proposed development.

Accordingly, the land is considered capable of supporting the proposed telecommunications facility without adversely affecting the physical characteristics of the site or surrounding land.

3. Pursuant to section 51(1)(n) of the *Planning Act 1999*, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

The primary amenity consideration is whether the facility's visual presence and operation would detract from the qualities that make the locality harmonious, pleasant, and enjoyable. The facility is located behind the existing club building, approximately 20m west of Danimila Terrace, with residential land separated from the site by the road reserve. Existing vegetation screens the ground-level equipment, while the compact headframe and non-reflective finish reduce the visual prominence of the 30m monopole. The facility is unmanned and requires minimal maintenance visits; therefore, no material traffic impacts are anticipated. Accordingly, the proposal is not expected to unreasonably detract from the existing or future amenity of the locality.



AUTHORISED:

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**SENIOR PLANNER - URBAN DIVISION
DEVELOPMENT ASSESSMENT SERVICES**

Location Plan

Legend



- Storm Surge 2100 Primary
- Storm Surge 2100 Secondary
- General Lines
- ANEF Darwin 2043
- 2043
- Town Planning Zones
- A - Agriculture
- CV - Caravan Park
- CB - Central Business
- C - Commercial
- CL - Community Living
- CP - Community Purpose
- CN - Conservation
- DV - Development
- RR - Rural Residential
- GI - General Industry
- HT - Heritage
- HR - High Density Residential
- H - Horticulture
- LI - Light Industry
- M - Main Road
- MR - Medium Density Residential
- LMR - Low-Medium Density Residential
- CA - No Planning Scheme Controls
- OR - Organised Recreation
- PM - Proposed Main Road
- PS - Public Open Space
- RW - Railway
- RD - Restricted Development
- R - Rural
- RL - Rural Living
- SC - Service Commercial
- LR - Low Density Residential
- S - Specific Use
- TC - Tourist Commercial
- U - Utilities
- WM - Water Management
- FD - Future Development
- RJ - Residential Jabiru
- PSJ - Public Open Space Jabiru
- ORJ - Organised Recreation Jabiru
- CJ - Commercial Jabiru
- SCJ - Service Commercial Jabiru
- TCJ - Tourist Commercial Jabiru
- CPJ - Community Purpose Jabiru
- FDJ - Future Development Jabiru
- IJ - Industrial Jabiru
- MJ - Main Road Jabiru
- UJ - Utilities Jabiru
- Road Labels
- Road Centrelines
- Highway
- Other Road
- Cadastre

Bottom Left: 130° 52' 51", -12° 22' 12"
 Top Right: 130° 53' 50", -12° 21' 41"
 Approximate Scale: 1:12,000
 Datum: GDA 1994
 Data for information purposes only
 - accuracy not guaranteed
 N.T. Land Information System
 Copyright Northern Territory of Australia

Map Center: 130° 53' 21.3" E, 12° 21' 56.9" S



NOTICE OF PROPOSED DEVELOPMENT
SUBMISSIONS CLOSE: MIDNIGHT, 10/07/2026

APPLICATION REF: PA2026/0217

APPLICANT: Waveconn Operations

ADDRESS: Lot 9775 Town of Nightcliff (28 Tambling Terrace, Lyons)

ZONE(S): OR(Organised Recreation)

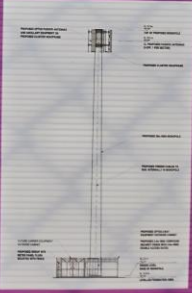
PROPOSAL: Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

VIEW THE APPLICATION AND LODGE A SUBMISSION:

ONLINE: 
www.ntlis.nt.gov.au/planning

EMAIL: das.ntg@nt.gov.au

DARWIN
PHONE: 8999 6046
POST: GPO Box 1680
Darwin NT 0801


Indicative image only



NOTICE OF PROPOSED DEVELOPMENT
SUBMISSIONS CLOSE: MIDNIGHT, 10/07/2026

APPLICATION REF: PA2026/0217

APPLICANT: Waveconn Operations

ADDRESS: Lot 9775 Town of Nightcliff (28 Tambling Terrace, Lyons)

ZONE(S): OR(Organised Recreation)

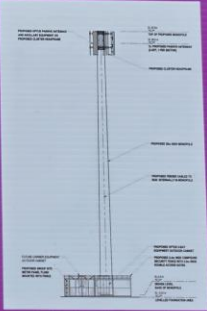
PROPOSAL: Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

VIEW THE APPLICATION AND LODGE A SUBMISSION:

ONLINE: 
www.ntlis.nt.gov.au/planning

EMAIL: das.ntg@nt.gov.au

DARWIN
PHONE: 8999 6046
POST: GPO Box 1680
Darwin NT 0801



Indicative image only

Land owner/s authorisation to lodge a development application

The Planning Act 1999

Before you fill in the form

Signatures from ALL landowners registered on the land title must be provided.

The authorisation must be dated within six months of the submission of the application.

Fields marked with an asterisk (*) are required.
Fields marked with a carat (^) are required if applicable.

Applicant

In accordance with Section 46(3)(aa)(i) of the *Planning Act 1999*, a development application is to contain the name and contact details of the **applicant** AND any person on whose behalf the application is made.

Name of Applicant/Consultant or Acting agent	SAQ Consulting		
Address	PO Box 50 Clayfield QLD		
Phone	0417 088 000	Email	mark@saqconsulting.com.au

Persons on whose behalf the application is made:

Person/s on whose behalf the application is made:	Waveconn Operations Pty Ltd		
Address	Level 3/347 Kent St, Sydney		
Phone		Email	

The applicant is hereby authorised to lodge a development application over the subject land described as:

*Lot/NT portion	Lot 9775
*Location/town/hundred	Town of Nightcliff
*Street address	28 Tambling Tce Lyons

The application is for the purpose of:

***Proposed development**
Brief description of proposed development

Telecommunications Facility

Landowner/s signature

In accordance with Section 46(3)(aa)(ii) of the *Planning Act 1999*, a development application is to contain the **name and contact details of the owner of the land** to which the application relates.

Written authorisation from each:

- **Individual owner:** Each person listed on the title must provide written authorisation for the application.
- **Companies:** For each company listed on the title, written authorisation must be obtained from the **director** or **authorised representative** of the company. This authorisation confirms that the company is giving consent for the application and that the person signing on behalf of the company has the legal authority to do so.

***Full name**

Jens Peter Meyer

^Company name

Tracy Village Social & Sports Club Inc.

^Title

(e.g. director/authorised representative)

Treasurer

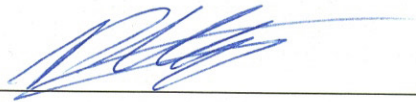
Phone

0437376708

Email

treasure@tracyvillage.com.au

***Signature**



***Date**

28 July 2026

Landowner signature

***Full name**

^Company name

^Title

(e.g. director/authorised representative)

Phone

Email

***Signature**

***Date**

Any Persons with an interest in the land (as applicable)

In accordance with section 46(3)(aa)(iii) and (iv) of the *Planning Act 1999*, a development application is to contain the name and contact details of **any person who entered into an agreement** with the applicant and/or landowner, **to acquire an estate or interest in the land to which the application relates**; and **any person with an interest** prescribed by regulation.

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

Privacy Note

The Department of Lands, Planning and Environment, on behalf of the Minister, is authorised under the *Planning Act 1999* to collect the information on this form, or otherwise provided by you, to consider a proposal to grant a Development Permit or to amend a planning scheme. Failure to provide the information in full may result in delays in processing of the application.

Some of the personal information provided by you on this application may be publicly available, as part of a public exhibition process. The information is also regularly provided to other Northern Territory Government agencies, the Australian Valuation Office, local governments and Commonwealth Government Departments and agencies, as required by law.

Collection of personal information on this form is done in accordance with the privacy legislation within the Northern Territory *Information Act 2002*. For more information, please refer to the Northern Territory Government's privacy statement located at <https://nt.gov.au/copyright-disclaimer-and-privacy>. Any personal information provided can be subsequently accessed by you on request.

Mr James Humphreys
Property Consultants
Prorealty
PO Box 213
KENT TOWN SA 5071

Email: james@prorealty.com.au

Dear Mr Humphreys

Landowner authorisation to lodge Development Application

The Northern Territory in the right of the Crown is the owner of Lot 9775, Town of Nightcliff, being known as 28 Tambling Tce, in the Northern Territory. A locality map is enclosed.

Consent is given for Prorealty on behalf of Tracy Village and Sports Club Inc., SAQ Consultants Pty Ltd and its agents to lodge a development application over Lot 9775, Town of Nightcliff with the Development Consent Authority (DCA) for the purpose of developing a telecommunications networks and communication/telecommunications services.

In providing this authorisation, the Department of Lands, Planning and Environment in no way endorses the contents of the application but merely provides authorisation for the application to be lodged and considered by the DCA.

If you have any queries regarding landowner consent please contact Yolander Browne, Crown Land Estate on 08 8999 6631 or yolander.browne@nt.gov.au.

Yours sincerely



Simon Flavel
A/Director Land Transactions
Crown Land Estate

10 June 2026

Lot 9775 Town of Nightcliff



Map Center: 130° 53' 16.0" E, 12° 21' 50.5" S

Created by YBROW

Bottom Left: -12° 22' 00", 130° 52' 55" Top Right: -12° 21' 40", 130° 53' 36" Approximate Scale: 1:4,300 Datum: GDA 1994

Data for information purposes only - accuracy not guaranteed

N.T. Land Information System Copyright Northern Territory of Australia

Our ref: Muirhead

11 June 2026

Development Consent Authority
Darwin Office
GPO Box 2520
DARWIN NT 0801



SAQ Consulting Pty Ltd
ABN 76 864 757 592
P O Box 50
Clayfield QLD 4011

To whom it may concern:

RE: Proposed telecommunications facility
28 Tambling Terrace, LYONS

I advise **SAQ Consulting Pty Ltd** acts on behalf of Waveconn Operations Pty Ltd ('Waveconn') in respect of this application.

Waveconn is a licenced carrier for the purposes of the *Telecommunications Act 1997 (Cth)* and operates as an infrastructure provider or 'neutral host', whereby new facilities are sited, designed, acquired, built and maintained by Waveconn but utilised by carriers - such as the mobile carriers - as part of their respective networks.

The proposal by Waveconn is to establish a telecommunications facility, in the form of a mobile telephone base station, at 28 Tambling Terrace, LYONS. Optus will utilise the proposed facility as part of its existing 4G and 5G network in Darwin.

The subject land is located within the *Organised Recreation Zone* pursuant to the Northern Territory Planning Scheme 2020 (NTPS) and is an impact-assessable form of development in accordance with the zoning table.

This letter constitutes a detailed planning statement as to the merits of the proposal to assist in the determination of the application.

Need for the Facility

The installation will improve access to 4G and 5G services on the Optus network to the surrounding area, which is primarily within the suburb of Lyons but improvements will also be provided to adjacent parts of Muirhead, Wanguri and Tiwi. The practical improvements for customers will include improved voice call quality, high speed broadband internet access, video calling and other data services, as well as significant improvements to indoor coverage availability.

Figure 1 below is an extract from www.rfnsa.com.au (a database showing all proposed and existing sites in Australia) showing the proposed facility (orange square) and existing telecommunication facilities within the wider area. The facilities circled in green are existing facilities where there is already Optus equipment.

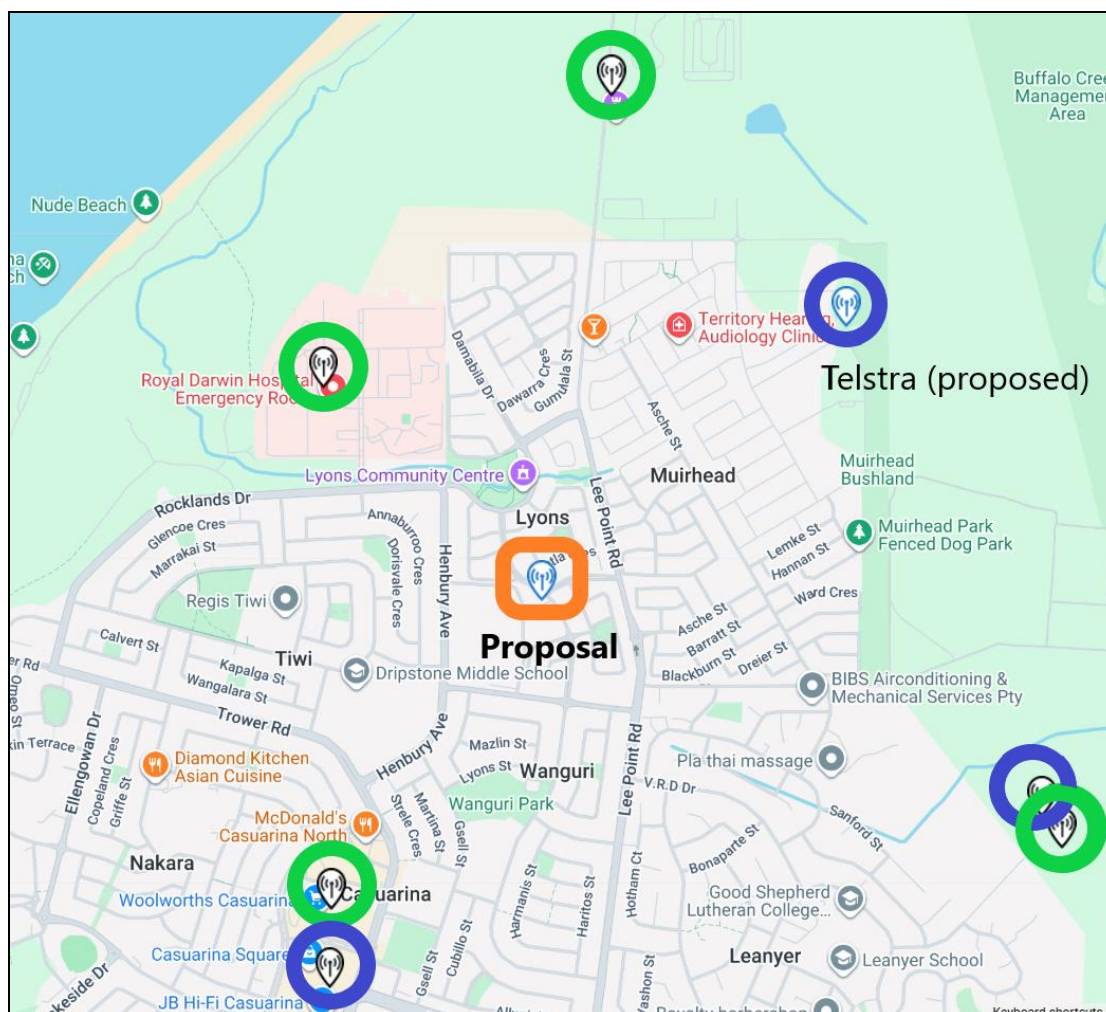


Figure 1: Proposed facility (orange square) and other telecommunications facilities in surrounding locality (Optus in green)

As can be seen, Optus has an existing presence at all four existing tower locations (noting that there are separate but proximate facilities at Leanyer and Casuarina), with distances from the proposed facility ranging from 1.1km (Royal Darwin Hospital) to more than 2kms (Leanyer).

As a general rule, at distances of more than about 1-1.2 kilometres between base-stations 4G services are unreliable with generally poor data performance and indoor service, particularly where is dense tree cover. The situation is even more so for 5G services, which usually require a greater density of base-stations than 4G to perform effectively, allowing for much higher data speeds and greater network capacity (ability to serve more customers concurrently).

As such, there are no existing opportunities for collocation and the existing Optus facilities cannot be upgraded or augmented to cover the Lyons area, as they are too far away from the area being targeted for approval.

The only other telecommunications facility of relevance is a proposed Telstra facility on the north-eastern edge of Muirhead, about 1.5kms away. However, this too would be too far away to service the Lyons area.

As there are no collocation opportunities available in this instance and no existing suitably tall buildings in the area on which the proposed facility could be located, a new structure is therefore required.

The Proposal

The proposal is to establish a telecommunications facility at 28 Tambling Terrace, Lyons. The proposal will accommodate the requirements for the Optus 4G and 5G mobile network and will provide additional network coverage and capacity to surrounding area.

More particularly, the proposal consists of the following elements:

- a 30-metre tall monopole located in an 8m x 8m compound (total 64 sqm) on the northern side of the Tracy Village Social and Sports Club, near the Danimila Terrace frontage
- three (3) panel antennas, each 2.8m in length mounted to a new compact-style headframe on the top of the proposed monopole;
- a new Optus equipment cabinet (dimensions 2.32m H x 0.75m D x 1.5m L), connected to the monopole by a cable tray;
- Various ancillary infrastructure such as pits, cabling and other necessary connections; and
- 2.4m-high security fencing with double access gates.

All cables connecting to the antennas will be internal to the monopole, except where they exit the monopole to connect to the relevant antennas. The monopole does not have any provision to allow it to be climbed and will be specifically designed to allow for collocation to occur.

The proposed infrastructure will be in compliance with the ACMA EME regulatory arrangements. The facility will also comply with Australian government regulations in relation to emission of electromagnetic energy (EME), this specifically being Australian Standard Radiation Protection Series S-1 Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz published by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) in 2021.

Whilst not a relevant planning issue, it is worthy of note that the maximum levels of electromagnetic energy from the combined existing and proposed facility at 1.5m above the ground is estimated at **1.45%** of the exposure limits mandated by the Commonwealth Government. A copy of the standard form EME report is **attached**.

The location will be accessed by way of the existing cross-over and driveway arrangement from Danimila Terrace.

The location selected is currently unutilised and the proposal does not require the removal of any vegetation and does not impact on the normal operations of the land, or any adjoining land.

The Subject Land

The subject land is located on the northern side of Tambling Terrace and on the eastern side of Henbury Avenue at Lyons. The land also has frontages to Gulida Crescent, Danimila Terrace and Demda Circuit. An internal road also runs through the land connecting Henbury Avenue to Tambling Terrace. The land is formally known as Parcel 9775.

The subject land is a large landholding of 12.89 hectares and is primarily zoned *Organised Recreation* (with a narrow strip along Henbury Avenue zoned *Public Open Space*). The land is the site of four separate sporting areas including two ovals and an athletics area, as well as a separate baseball diamond, which includes eight (8) existing lighting towers. In the north-eastern part of the land is the Tracy Village Social and Sports Club and several carparking areas. The subject land and its layout are shown in the map extract in Figure 2 below.

The proposed facility will be located to the north-east of the social and sports club complex, near the Danimila Terrace frontage – which is essentially the building’s ‘back of house’. The proposed facility occupies an already cleared and utilised area, which takes advantage of existing tree cover, especially to the east and north.



Figure 2: Subject land with proposed facility location shown (red dot)

The Locality

The surrounding locality is almost entirely residential in nature, apart from a community services and school complex to the south-west, as shown generally in Figure 3 below.

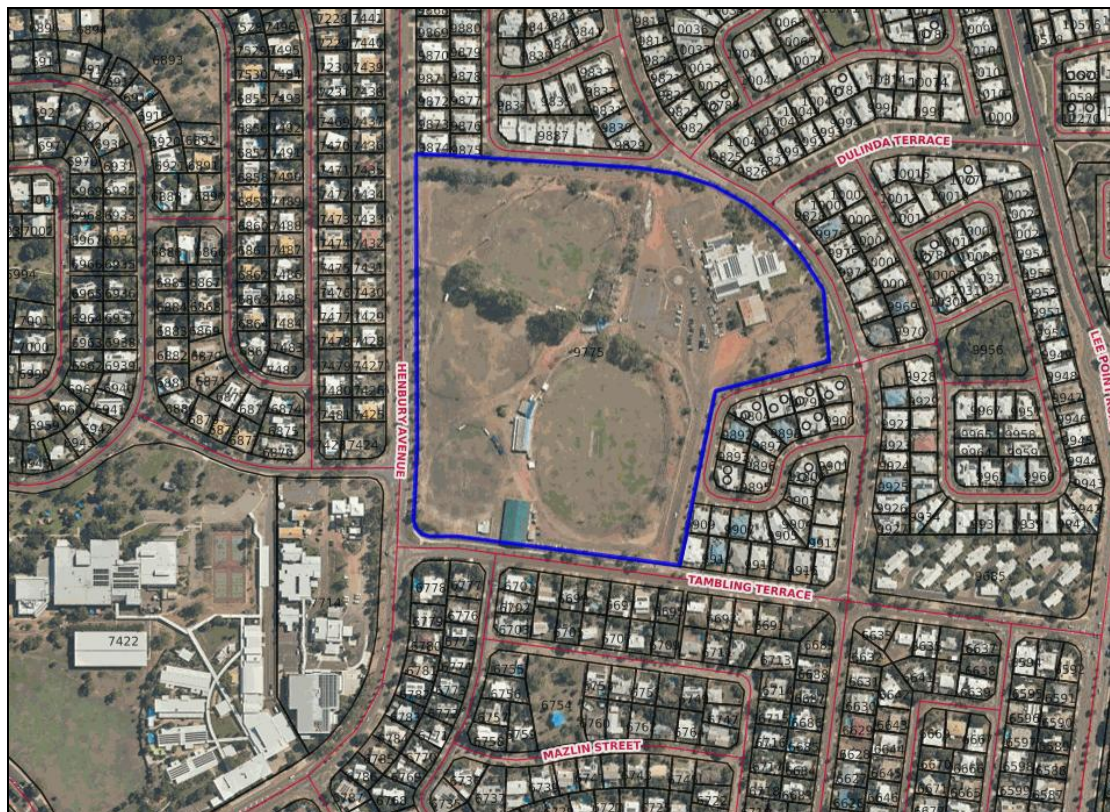


Figure 3: Locality with subject land highlighted

There are no existing telecommunications facilities within the locality and the dwelling nearest the proposed facility are located about 50 metres away at the western end of Dulinda Terrace.

Assessment against the Planning Scheme

Section 51(1)(a) of the *Northern Territory Planning Act 1999* requires the Consent Authority, in considering a development application, to take into account any planning scheme that applies to the land to which the application relates.

The proposed facility, which is defined as a 'telecommunications facility' pursuant to Schedule 2 of the NT Planning Scheme, is located within the *Organised Recreation Zone*. Pursuant to the scheme's zoning matrix, the proposed development is an impact-assessable form of development.

The proposal is also subject to assessment against the General Development Requirements as set out in Part 5 of the scheme. Clause 5.8.10 of the NTPS is a critical clause for the purpose of this development application as it relates solely to telecommunications facilities.

With respect to these outcomes, the following comments are made:

- The proposed facility does not detract from, compromise or conflict with the primary use of the land, including expansion of that use. The location selected (being 64sqm in total) is not utilised for anything in particular and can be accessed using existing arrangements from Danimila Terrace;
- The proposed facility requires sufficient height in order to operate effectively but has minimised its impact (and therefore any unreasonable impacts on amenity) through its location in amongst existing tree cover and through the use of a compact antenna headframe;
- Users of the recreation area and surrounds will directly benefit from the improved telecommunications services to be delivered by the proposed facility; and
- The proposal is properly defined as a 'telecommunications facility' which is defined in Schedule 2.

As such, the proposed development is generally consistent with the intent of the *Organised Recreation Zone* and is appropriately located, sited and designed on the subject land to enable it to provide telecommunications infrastructure to the surrounding suburb of Lyons, whilst minimising its impact to the extent it can. The type of structure proposed and its appearance are similar to many other similar facilities within the City of Darwin.

Part 5 – General Development Requirements

With respect to the General Development Requirements relevant to the proposal and the location, the following comments are made.

5.2.1 General Height Control

Telecommunications facilities are specifically exempted from height controls with the NTPS.

5.2.4 Vehicle Parking

There is no requirement for a dedicated parking space for a telecommunications facility, noting that once operational visits to the facility are very infrequent (perhaps 2-4 times per year).

5.2.6 Landscaping

Given the proposed facility is set behind existing vegetation which effectively screens the base and much of the monopole from the street, there is no utility in providing additional landscaping in this instance. It should be noted that no removal of existing vegetation is required.

5.8.10 Telecommunications Facility

This clause is the most relevant to the proposed development.

In its decision of November 2019, the Northern Territory Civil and Administrative Tribunal in *Telstra Corporation Limited and Development Consent Authority* (File No: 2021-00101-CT), stated at paragraphs 15 and 16 (having regard for Part 1 of the NTPS and in particular clause 1.11(2) and Schedule 3):

15. On my reading of Schedule 3, the exceptions exist to enable the provision of particular types of infrastructure and facilities. Telecommunications is one of those facilities. The effect of Schedule 3 is that nothing in the NTPS (other than clause

5.8.10 in certain circumstances) operates to prevent the construction of facilities for the transmission of telecommunications services.

16. Accordingly, clause 5.8.10 is, at the very least, the critical part of the NTPS to be taken into account in a consideration of the present application. In my view, if the development application complies with 5.8.10, other parts of the NTPS do not operate to prevent the development from proceeding.

It is noted that Schedule 3 has since had the reference to 5.8.10 (and therefore telecommunications facilities) removed, but the fact remains clause 5.8.10 is still the critical part of the NTPS when assessing such applications given zone provisions do not deal specifically or particularly well with such infrastructure.

The Tribunal also stated at paragraphs 19 and 21:

19. The scheme operates to enable and facilitate the development of telecommunications infrastructure. A critical component of the purpose of the clause is “facilitating the provision of telecommunications infrastructure to meet community needs.”

21. The NTPS is designed to enable facilities to be built to meet such community expectations and needs. The “requirements” in 5.8.10 that amenity impacts are “minimised” presupposes that there will be amenity impacts. The first limb of the “purpose” presupposes that the amenity impacts will be negative: they will “detract” from amenity. The criteria exists to ensure that the detrimental impact will not be unreasonable.

The above findings from the Tribunal (along with the balance of the decision) provide a clear way forward for the assessment of the subject proposal and in particular the application of clause 5.8.10, despite the changes to schedule 3.

The purpose of 5.8.10 states:

Ensure the development of a telecommunications facility does not unreasonably detract from the amenity of a locality whilst facilitating the provision of telecommunications infrastructure to meet community expectations and needs.

As noted above, the design and height of the proposed facility is typical for urban areas and similar to many other existing telecommunications facilities in suburban Darwin.

The location selected is set on unutilised land within a non-residential and benefits significantly from the screening provided by existing vegetation, particularly to the north and along the Danimila Terrace frontage, which assists in mitigating the impacts on the nearest dwellings. The antenna headframe is of a compact design and accommodates only three panel antennas, in recognition of the nearby residential interface.

The proposed facility is well placed to provide improved telecommunications in the area in line with community expectations as to the reliability and availability of mobile phone coverage and reception, including robust data connections and in-building service. As such, an appropriate balance has been struck between need for the facility and impacts on amenity in the locality. The proposal therefore meets the purpose of clause 5.8.10.

The administration section of clause 5.8.10(2) states:

1. *An application for a telecommunications facility is to include:*
 - a. *information demonstrating how the visual amenity impacts of a proposal have been minimised using visual communications methods such as photographic images; and*
 - b. *a statement and/or map indicating the extent to which the proposed facility addresses the network capacity for future demand and/or current gaps in service.*
2. *The consent authority may consent to a telecommunications facility that is not in accordance with sub-clause 5 if it is satisfied the facility does not unreasonably impact on the visual amenity of the public domain.*
3. *The consent authority may consent to a telecommunications facility that is not in accordance with sub-clause 6 if it is satisfied the facility is located and designed to be sympathetic to the heritage place and conserve its heritage value.*
4. *The consent authority may consent to a telecommunications facility that is not in accordance with sub-clauses 7 if it is satisfied the facility does not unreasonable impact on the visual amenity of adjoining residential uses or the public domain.*

As set out above, the siting and design of the facility enables it to minimise its visual impact on the locality and in particular the nearest residential uses, to the extent it can and direct impacts on dwellings and outdoor living areas will not occur to any unreasonable extent. The location selected does not interfere with any of the operations or activities on the subject land and existing access arrangements from Danimila Terrace will be utilised.

A set of four photomontages is attached showing the proposed facility as it is likely to appear from the surrounding residential area, noting there are various existing vertical elements throughout the locality including relatively bold street lighting structures and the tall lighting structures at the baseball diamond.

As such, it is considered that the proposed facility does not unreasonably impact on the visual amenity of the public domain. There are also no heritage matters for consideration and as set out above there is no utility in providing landscaping in this instance, as the ground equipment is already screened from the public domain and nearest residential uses by existing vegetation.

The requirements section of clause 5.8.10 states:

5. *A telecommunications facility is to:*
 - a. *use materials and colours that reduce its visual dominance in the landscape;*
 - b. *use non-reflective finishes;*
 - c. *be appropriately sited and located to minimise visual amenity impacts including impacts on surrounding residential uses and other sensitive land uses; and*
 - d. *avoid unreasonable impacts on significant view lines and/or vistas.*

6. *A telecommunications facility is not to be located on or adjoining a heritage place declared under the Heritage Act 2011.*
7. *Ground level equipment (i.e. mechanical plant, ancillary buildings and structures) is to be visually screened to the public domain and adjoining residential uses by landscaping or vegetation.*

With respect to these requirements, the following comments are made:

- The monopole, headframe and antennas can be painted/finished to ensure a consistent, low-reflective finish – a suitable grey (such as N53 blue-grey) is recommended in this setting;
- As set out above, the proposed facility is appropriately sited and designed to ensure there are no unreasonable visual impacts on the locality, including residential uses;
- There are no heritage issues associated with the subject land or any adjoining land; and
- The base of the facility (compound, ground equipment and bottom section of the monopole) are sited such that they are screened from the public domain and residential uses by existing vegetation and no additional landscaping is necessary in this instance.

Accordingly, it is considered the proposed facility demonstrates a high level of consistency with the outcomes desired by clause 5.8.10.

Other Parts of the Planning Scheme

The proposal is also generally in accordance with the following part of *Part 2 – Strategic Framework*:

1 The Strategic Framework:

- (d) ***balances*** the following considerations to inform strategic planning and decision making for development:
- i. the sustainable use of resources and the protection of the natural environment and ecological processes;
 - ii. the integration of land use planning with transport and physical infrastructure planning to provide for the equitable, accessible, logical and efficient provision of such services;***
 - iii. the facilitation of industrial, business and other employment and wealth generating activities to promote, support and engender economic development;
 - iv. the promotion of diverse housing options and the integration of planning for community facilities and services to foster a more connected, resilient and supported society;
 - v. the recognition of the unique characteristics, challenges and aspirations in different areas and communities within the scheme area; and
 - vi. the protection of places and buildings, which are of heritage or cultural value.

(emphasis added)

The siting of the facility, which will provide improved efficiency for the delivery of telecommunications services to the surrounding area, has no impact on the operations or use of the recreational land and has balanced its impacts on residential uses with the utility of the service improvements to be delivered.

The Darwin Regional Land Use Plan 2015 is noted under s2.4(1), noting Lyons is not contained in any Area Plan or sub-regional plan. The Darwin Regional Land Use Plan does not make any specific mention of telecommunications, not even within the 'infrastructure' sub-section. However, there is a clear recognition of the need for essential services generally and as the proposed facility is located in an established active recreation area with no impacts on land supply for residential (or any other land use), there is little of application in the document.

As such, the proposed facility does not demonstrate any conflict with the Darwin Regional Land Use Plan 2015.

NT Planning Act 1999 - Section 46(3)

The application documentation, including this planning statement, complies with the relevant requirements of Section 46(3) of the *NT Planning Act 1999*, as set out below:

- (aa) all relevant details regarding the applicant and the landowner have been provided. These entities are also the parties between which the relevant tenure arrangements have been struck.
- (a) Contained in this planning statement
- (b) Not applicable
- (c) The application does not require referral to the NT EPA
- (d) Contained in this planning statement
- (e) Contained in this planning statement
- (f) Not applicable
- (g) The proposed facility requires only connection to electricity and fibre, which are both readily available in the area
- (h) Contained in this planning statement
- (i) Not used
- (j) Contained in this planning statement
- (ja) Not applicable
- (k) Not applicable
- (l) Not applicable

Conclusion

The proposed telecommunications facility at 28 Tambling Terrace, Lyons will provide significantly improved Optus 4G and new 5G coverage and network capacity to the suburb of Lyons and nearby areas.

The provision of a reliable service in this area is important for local residents, businesses and visitors to the area, which includes an extensive and well-patronised recreation area and social club. The improvements arising also directly benefit public safety and improved access to more robust wireless data services, which is important for local businesses and those working from home or remotely.

Having regard to the requirements of the existing network and the applicable policies within the NTPS, it is considered the proposal is appropriately located within the *Organised Recreation Zone* and has no impact on the operations of the social club or the use of the balance of the land for active recreational purposes.

Further, as required by clause 5.8.10, has demonstrated that the proposed facility has minimised its impact on amenity to the extent it can, has avoided any unreasonable impacts on nearby residential uses through siting and design, while still meeting community expectations and needs for telecommunications services, as is desired by the NTPS.

Accordingly, the proposal represents an orderly placement and development of what is now an essential piece of modern infrastructure envisaged by the NTPS and to that end the subject proposal warrants a planning permit.

Should you have any questions, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Baade'.

MARK BAADE

B. Plan (Hons)

M: 0417 088 000

mark@sagconsulting.com.au

Attached:

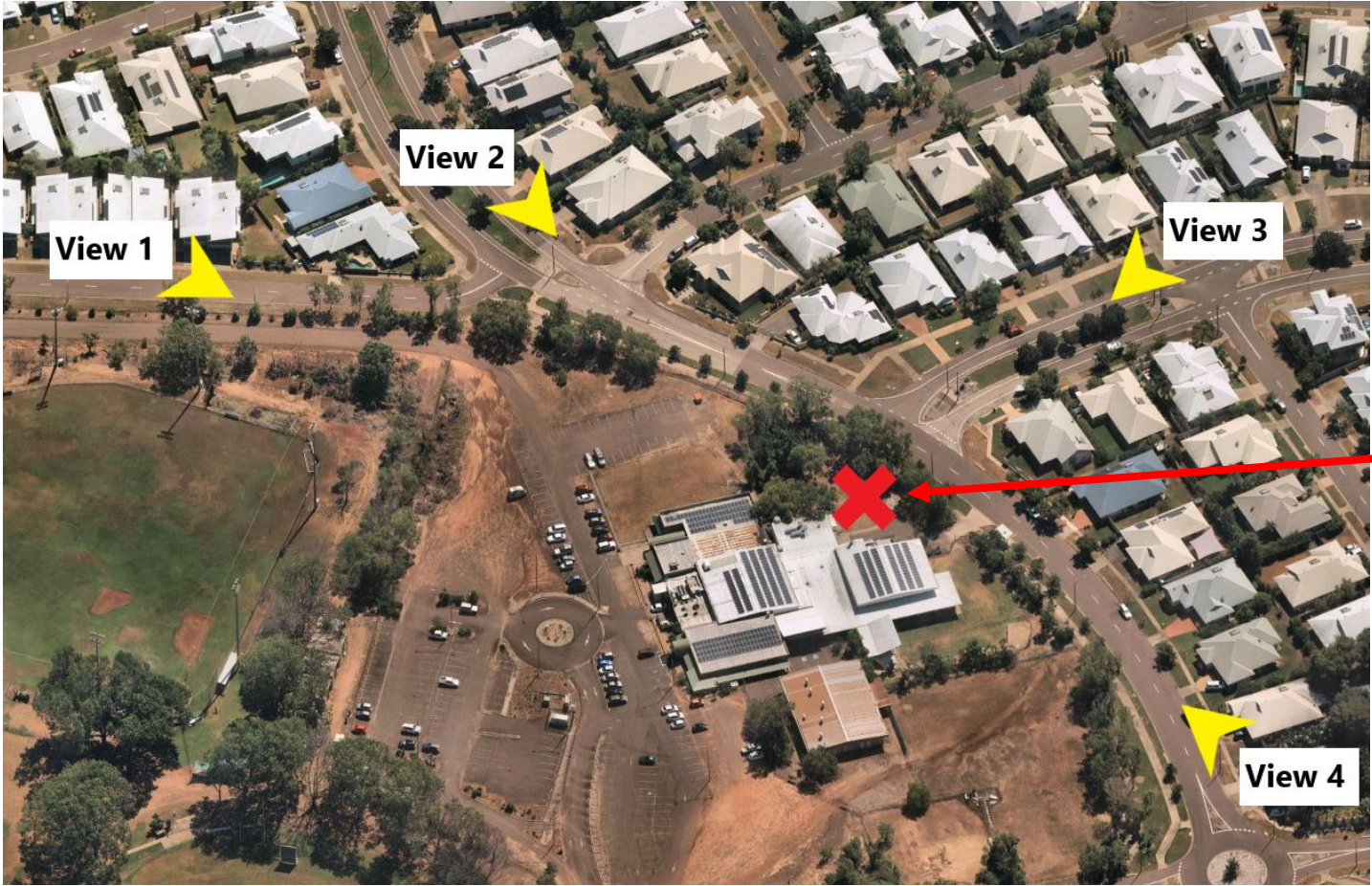
Proposal plans

EME report

Photomontages

28 Tambling Terrace, LYONS

Photomontage locations



Proposed Facility at
28 Tambling Terrace,
LYONS

Photomontages – View 1





Photomontages – View 2



Photomontages – View 3



Photomontages – View 4



Organised Recreation Zone

The purpose of the *Organised Recreation Zone* is stated as:

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

The proposed facility has been sited on the subject land in such a way it does not interfere with existing recreational activities on the land or the operations of the social club, nor does it occupy any land that would reasonably be needed for future recreation uses. As a non-residential zone, it is generally suitable for the proposed facility (particularly given the surrounding locality is almost entirely residential) and as such, the proposal does not negatively impact on the zone purpose.

The zone outcomes sought are:

1. *Development primarily for sport and recreation, leisure and recreation and community centre that cater for the organised active recreation needs of the community, including supporting infrastructure such as amenities blocks, outbuildings, spectator stands and lighting infrastructure.*
2. *Temporary or periodic uses, such as markets or outdoor entertainment events, that can be reasonably accommodated by the existing facilities and do not unduly impact on the amenity and character of the surrounding area.*
3. *Other development that is complimentary to and supports organised recreational activities, such as car park, club, food premises-restaurant and shop may also be established, where they do not compromise or conflict with the primary use of the land.*
4. *All development, including public infrastructure and outbuildings, is located, designed, operated and maintained to:*
 - a. *make a positive contribution to the locality by incorporating a high quality of built form and landscape design;*
 - b. *minimise unreasonable impacts to the amenity of surrounding premises and any residential land;*
 - c. *mitigate the potential for land use conflict with existing and intended surrounding development;*
 - d. *avoid adverse impacts on the local road network;*
 - e. *provides safe and convenient pedestrian and bicycle access within the development and strong connections to external transport networks;*
 - f. *avoid any adverse impacts on ecologically important areas; and*
 - g. *allow passive surveillance of public spaces.*
5. *Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.*

Electromagnetic energy report

Location	28 Tambling Terrace, LYONS NT 0810		
Date	17/03/2026	RFNSA No.	0810030

This report contains **calculated** electromagnetic energy (EME) exposure levels from the wireless technology base station listed above.

EME levels for this site have been **calculated** as a percentage of the limit given by the [Australian Safety Standard](#). This report is produced according to a technical [methodology](#) developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

EME levels below 100% comply with the Australian Safety Standard and are safe for the public.

Service operators and technology at the site

Optus				
4G, 5G				

For more information on the infrastructure at this site, such as specific wireless technologies, visit <http://www.rfnsa.com.au/0810030>.

Calculated EME levels

Areas of interest	Maximum EME level (% of limit)	Safe level (<100%)
Environmental EME Level (1.5m above ground out to 500m from site)	1.45%	YES
Baseball Field	1.57%	YES
Malta Park	1.04%	YES
Dangoerra Park	0.84%	YES
Lions Community Centre	0.09%	YES
Mazlin Park	0.07%	YES
Henbury School	0.03%	YES

About electromagnetic energy

Many things in our everyday lives produce electromagnetic energy including natural sources like the sun, and artificial sources like broadcast media, electric power, microwave ovens, and wireless technology like Wi-Fi and mobile phones.

The EME that you are exposed to from mobile phone towers is low, and similar to your exposure from broadcast transmissions such as radio and TV.

It is the [assessment of ARPANSA](#) that there is no credible health risk from exposure to the low-level EME associated with telecommunications and wireless technology below the limits set in the Australian Safety Standard.

Electromagnetic energy report

Further information

ARPANSA (The Australian Radiation Protection and Nuclear Safety Agency) www.arpansa.gov.au

ACMA (The Australian Communications and Media Authority) www.acma.gov.au/eme-5g-and-you#eme

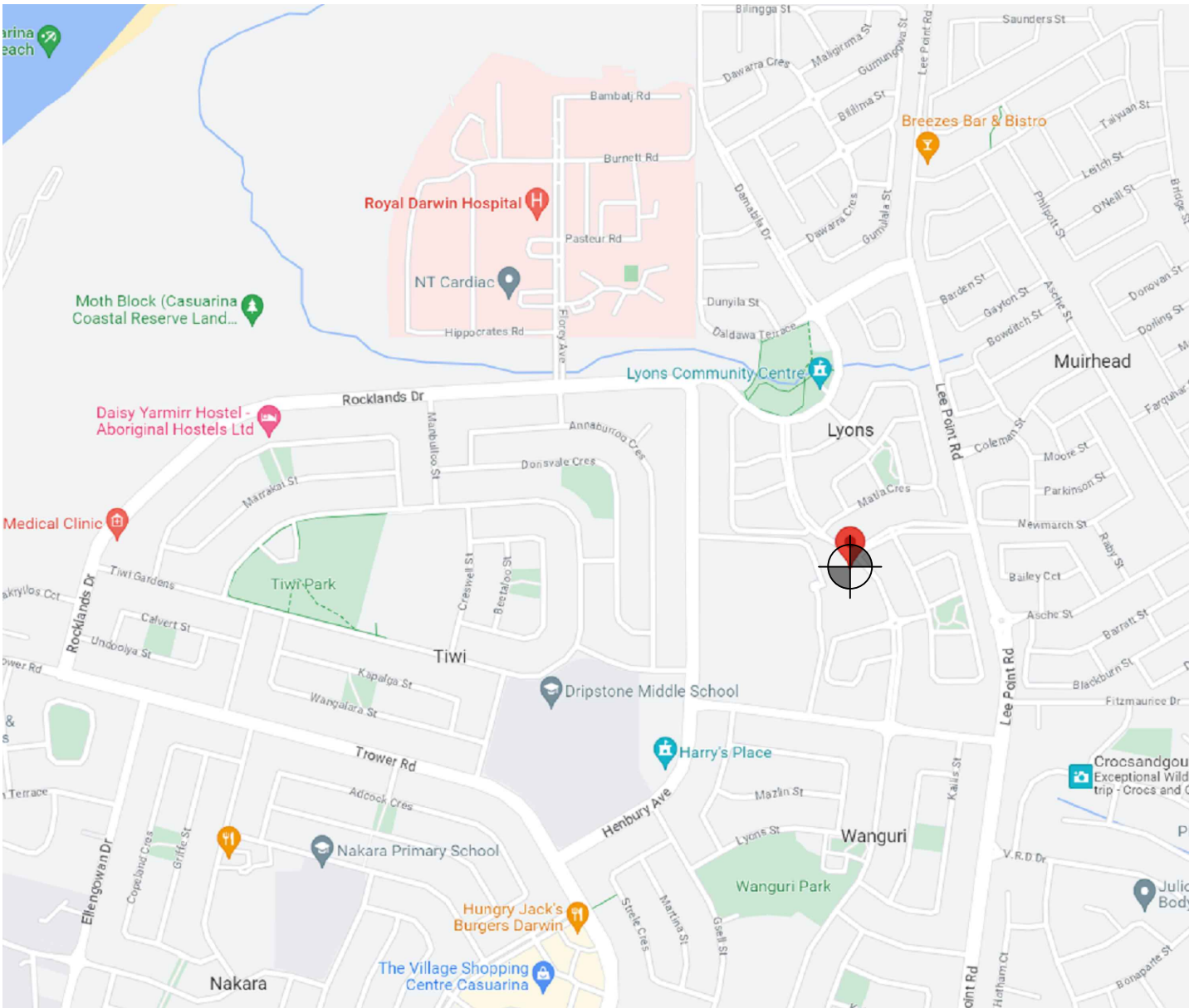
DATE OF ISSUE	18.09.2023	13.03.2026	22.04.2026																
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DRAWING REGISTER

AD810-003-00	COVER SHEET + DRAWING REGISTER	A-1	A-2	A-3															
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GENERAL DRAWINGS

AD810-003-P1	DRAFT SITE LAYOUT	A-1	A-2	A-3															
AD810-003-P2	DRAFT SITE SETOUT PLAN	A-1	A-2	A-3															
AD810-003-P3	DRAFT SITE ELEVATION	A-1	A-2	A-3															



LOCALITY PLAN
NOT TO SCALE

MUIRHEAD

28 TAMBLING TERRACE,
LYONS,
NT 0810

SITE ID: AD810-003



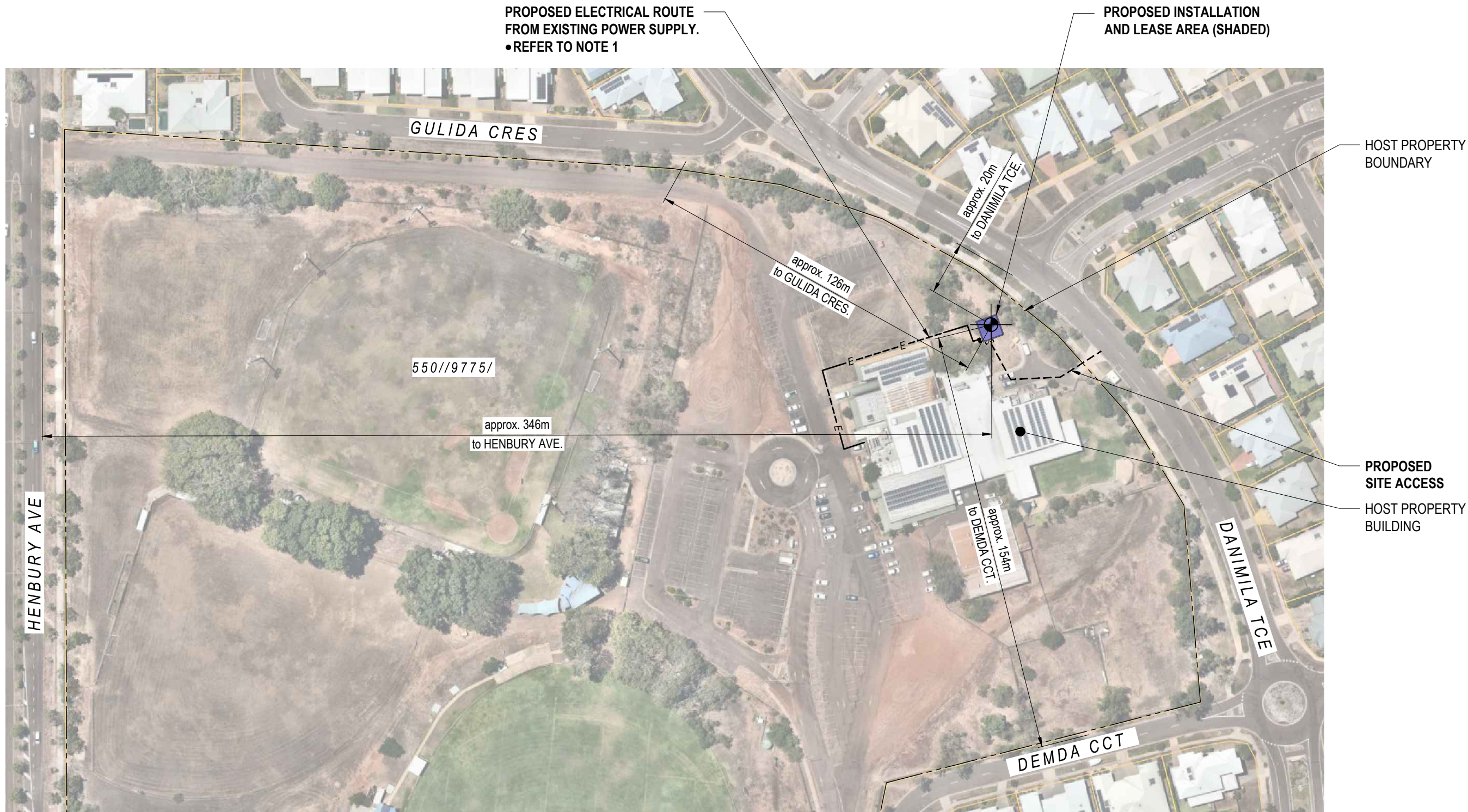
Suite 3.03, Level 3
347 Kent Street, Sydney, NSW 2000
www.waveconn.com

FOR APPROVAL

DRAWING No. AD810-003 - 00



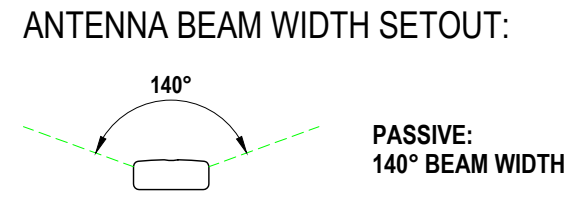
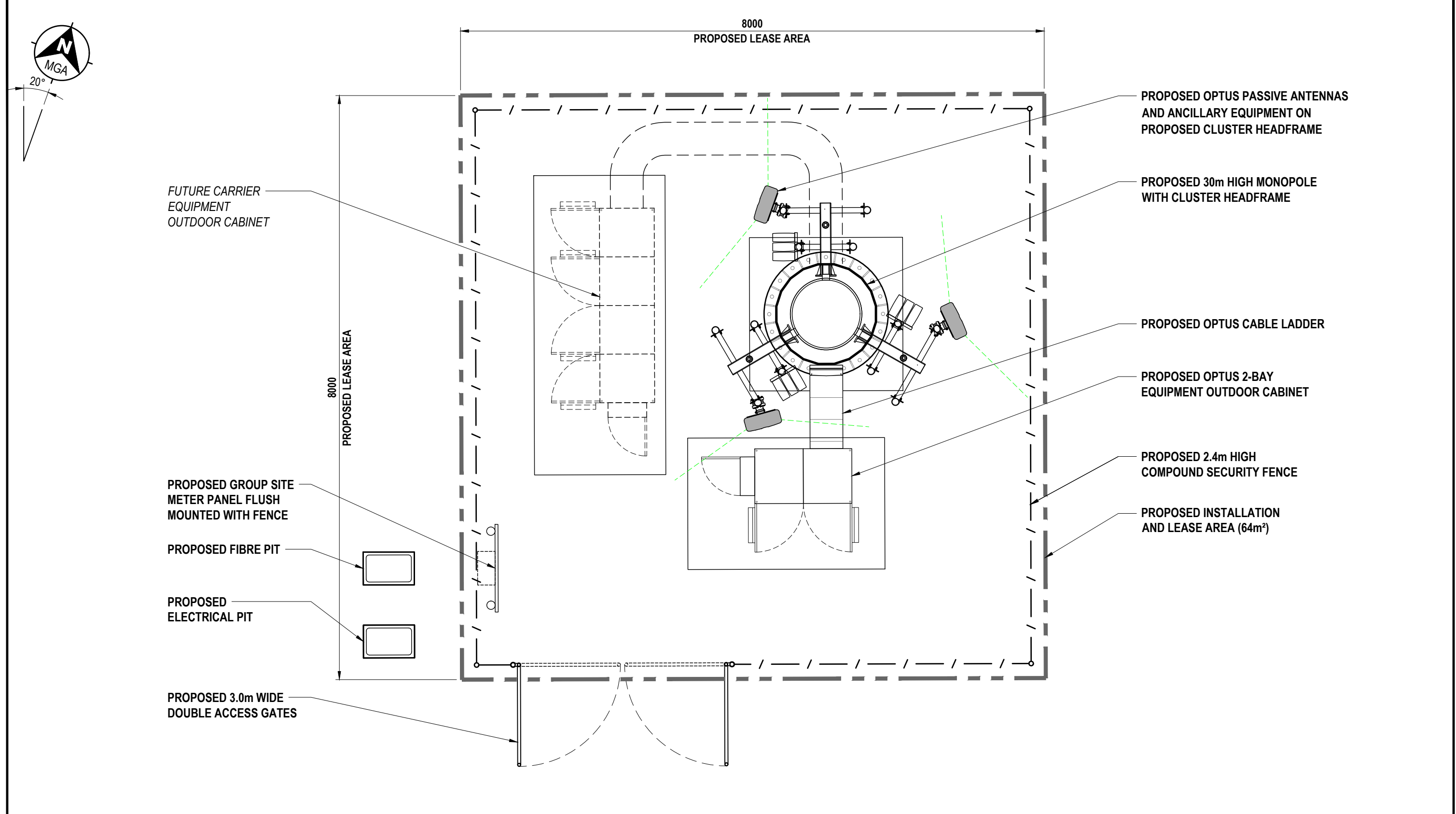
DATUM POINT	GDA94 CO-ORDINATES	
	LATITUDE	-12.36289
	LONGITUDE	130.88904



SITE LAYOUT
SCALE 1 : 1500

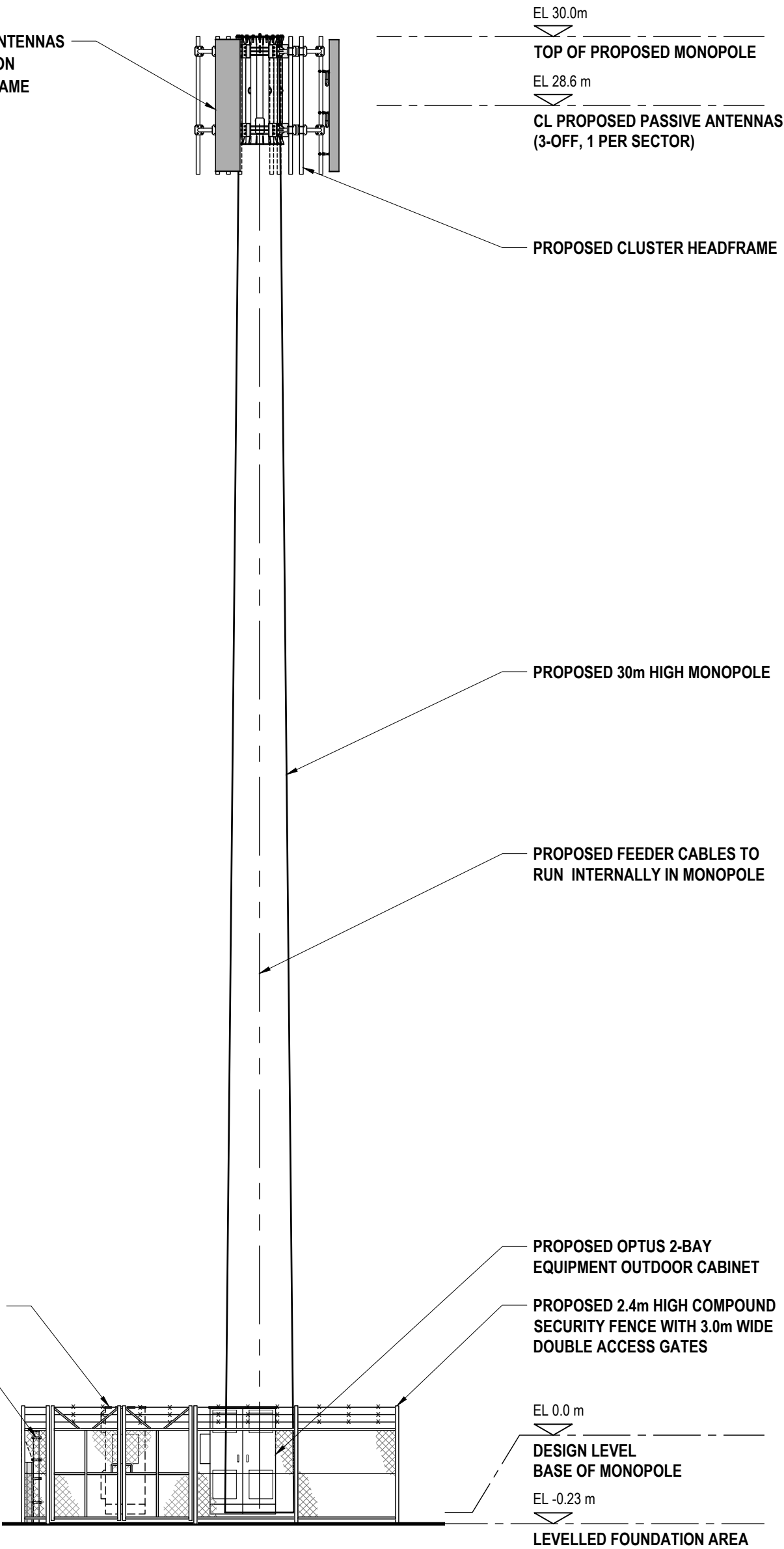
NOTE:
1. PROPOSED ELECTRICAL SUPPLY ROUTE SHOWN INDICATIVELY ONLY
AND IS SUBJECT TO POWER AUTHORITY DESIGN AND APPROVAL.

A-3 A-2 A-1	22.04.2026 13.03.2026 18.09.2023	ISSUED FOR APPROVAL ISSUED FOR APPROVAL ISSUED FOR APPROVAL	JY JY EW	DL DL EW	PR PR MH	 Suite 3.03, Level 3 347 Kent Street, Sydney, NSW 2000 www.waveconn.com	AD810-003 MUIRHEAD 28 TAMBLING TERRACE, LYONS, NT 0810	TITLE : DRAFT SITE LAYOUT		
								DRAWING STATUS : FOR APPROVAL	DRAWING No. AD810-003-P1	REVISION A-3



SITE SETOUT PLAN
SCALE 1 : 50

A-3 A-2 A-1		22.04.2026 13.03.2026 18.09.2023	ISSUED FOR APPROVAL ISSUED FOR APPROVAL ISSUED FOR APPROVAL	JY JY EW	DL DL EW	PR PR MH	 Suite 3.03, Level 3 347 Kent Street, Sydney, NSW 2000 www.waveconn.com	AD810-003 MUIRHEAD 28 TAMBLING TERRACE, LYONS, NT 0810	TITLE : DRAFT SITE LAYOUT		
REVISION	DATE	REVISION DESCRIPTION		DRAWN	DESIGNED	APPROVED			DRAWING STATUS : FOR APPROVAL	DRAWING No. AD810-003-P2	REVISION A-3



PROPOSED OPTUS PASSIVE ANTENNAS
AND ANCILLARY EQUIPMENT ON
PROPOSED CLUSTER HEADFRAME

EL 30.0m

TOP OF PROPOSED MONOPOLE

EL 28.6 m

CL PROPOSED PASSIVE ANTENNAS
(3-OFF, 1 PER SECTOR)

PROPOSED CLUSTER HEADFRAME

PROPOSED 30m HIGH MONOPOLE

PROPOSED FEEDER CABLES TO
RUN INTERNALLY IN MONOPOLE

PROPOSED OPTUS 2-BAY
EQUIPMENT OUTDOOR CABINET

PROPOSED 2.4m HIGH COMPOUND
SECURITY FENCE WITH 3.0m WIDE
DOUBLE ACCESS GATES

EL 0.0 m

DESIGN LEVEL
BASE OF MONOPOLE

EL -0.23 m

LEVELLED FOUNDATION AREA

FUTURE CARRIER EQUIPMENT
OUTDOOR CABINET

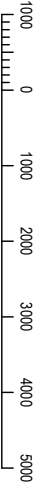
PROPOSED GROUP SITE
METER PANEL FLUSH
MOUNTED WITH FENCE

SOUTHERN ELEVATION

SCALE 1 : 100

A-3 22.04.2026			ISSUED FOR APPROVAL			JY			DL			PR			 waveconn Suite 3.03, Level 3 347 Kent Street, Sydney, NSW 2000 www.waveconn.com			AD810-003 MUIRHEAD 28 TAMBLING TERRACE, LYONS, NT 0810			TITLE: DRAFT SITE ELEVATION			DRAWING STATUS : FOR APPROVAL			DRAWING No. AD810-003-P3			REVISION A-3					
A-2 13.03.2026			ISSUED FOR APPROVAL			JY			DL			PR																							
A-1 18.09.2023			ISSUED FOR APPROVAL			EW			DL			MH																							
REVISION			DATE			REVISION DESCRIPTION			DRAWN			DESIGNED			APPROVED																				

SCALE 1 : 100 AT A3



PROPOSED OPTUS PASSIVE ANTENNAS
AND ANCILLARY EQUIPMENT ON
PROPOSED CLUSTER HEADFRAME

EL 30.0m

TOP OF PROPOSED MONOPOLE

EL 28.6 m

CL PROPOSED PASSIVE ANTENNAS
(3-OFF, 1 PER SECTOR)

PROPOSED CLUSTER HEADFRAME

PROPOSED 30m HIGH MONOPOLE

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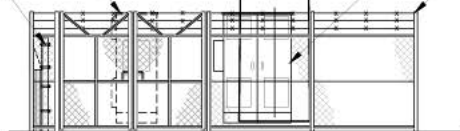
PROPOSED 2.4m HIGH COMPOUND
SECURITY FENCE WITH 3.0m WIDE
DOUBLE ACCESS GATES

EL 0.0 m

DESIGN LEVEL
BASE OF MONOPOLE

EL -0.23 m

LEVELLED FOUNDATION AREA



Technical Assessment PA2026/0217

TECHNICAL ASSESSMENT OF PROPOSED DEVELOPMENT AGAINST RELEVANT PROVISIONS OF THE NORTHERN TERRITORY PLANNING SCHEME 2020

Application No:	PA2026/0217
Lot number:	Lot 9775 (28) Tambling Tce, Lyons Town of Nightcliff, NT
Town/Hundred:	Hundred of Bagot
Zone:	MZ (Multi Zone) – Organised Recreation (OR) and LMR (Low-Medium Density Residential)
Site Area:	12.90 ha (128900 m ²)
Proposal:	Telecommunications facility with 30m high monopole and associated antennas and equipment shelters
Plans used for assessment:	Statement of Effect, dimensioned plans, and all supporting material submitted with the application.
Date assessment finalised:	29 July 2026

This review has been completed pursuant to the Northern Territory Planning Scheme 2020 (NTPS 2020). The subject site is multi-zoned; however, the proposed telecommunications facility is located entirely within land zoned OR (Organised Recreation).

The application requires consent under the Northern Territory Planning Scheme 2020 as described in the tables and sections below:

Assessment Table - OR (Organised Recreation)				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Telecommunications Facility	Impact Assessable	N/A	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.8.10 Telecommunications Facility

The application is Impact Assessable under Clause 1.8(1)(c)(i) of the NTPS 2020, as the proposed development is identified (Telecommunications Facility) as Impact Assessable in the relevant assessment table in Part 4 of the NTPS 2020.

An assessment of the relevant clauses are summarised in the tables below:

Part 5 - General Development Requirements	Compliance		
	Yes	No	N/A
5.2.1 General Height Control			
5.2.4 Car Parking			
5.2.5 Loading Bays			
5.2.6 Landscaping			
5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR			

Part 5 - Specific Development Requirements	Compliance		
	Yes	No	N/A
5.8.10 Telecommunications Facility			

1.8 When development consent is required

- (c) *Impact Assessable* – use and development that requires the exercise of discretion by the consent authority to determine if it is appropriate given the location of the *site* and the potential impacts on surrounding uses, and if it accords with the Strategic Framework.
Use and development of land requires **consent** and is *Impact Assessable* when any of the following apply:
- it is shown as *Impact Assessable* on the relevant assessment table in Part 4;

1.10 Exercise of Discretion by the Consent Authority

- In considering an application for a use or development identified as *Impact Assessable* the consent authority must take into account all of the following:
 - any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;
 - any Overlays and associated requirements in Part 3 that apply to the land;
 - the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and
 - any component of the Strategic Framework relevant to the land as set out in Part 2.
- The consent authority may **consent** to a proposed use or development that is not in accordance with a requirement set out in Parts 3, 5 or 6 only if it is satisfied that the variation is appropriate having regard to:
 - the purpose and administration clauses of the requirement; and
 - the considerations listed under Clause 1.10(3) or 1.10(4).
- When consenting to the use or development of land, the consent authority may impose a condition requiring a higher standard of development than is set out in a requirement of Parts 3, 5 or 6 if it considers it necessary to the achievement of the Strategic Framework, the purpose of the overlay or the zone, or it considers it is otherwise necessary to do so.

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Overview

The application proposes the development of a telecommunications facility on Lot 9775 (28) Tambling Tce, Lyons, Town of Nightcliff (development site). The facility is proposed within an 8m × 8m compound, comprising a total area of 64 m², located on the north-eastern side of the Tracy Village Social and Sports

Club. The development comprises a 30 m high monopole with a compact cluster headframe supporting three panel antennas, each 2.8 m in length, a new equipment cabinet measuring approximately 2.32 m high × 0.75 m deep × 1.5 m long, connected to the monopole by a cable tray, and associated ancillary infrastructure including pits, cabling and other necessary connections. The compound will be secured by 2.4 m high security fencing with double access gates. The facility will accommodate the requirements of the Optus 4G and 5G mobile network and provide additional network coverage and capacity to the surrounding area. Access to the facility will be provided from Danimila Terrace.

2. Strategic Framework

Darwin Regional Land Use Plan (DRLUP) 2015:

The Darwin Regional Land Use Plan applies to the site. Development site is identified as Urban / Peri-Urban Residential under the DRLUP. The Key urban and peri-urban residential objectives include:

- *Identify sufficient suitable opportunities for residential development to ensure an ongoing supply of lots to meet market demand.*
- *Encourage a diverse range of dwelling types and residential localities to cater for changing demographics (including single person households and an ageing population), to meet increasingly diverse community aspirations and minimise the impacts of development on established localities.*
- *Focus urban and peri-urban development close to established localities or collocated in localities suitable for such uses to enhance the economic viability of required infrastructure.*
- *Encourage detailed design that:*
 - *Recognises the contribution natural and cultural sites make to urban character*
 - *Provides for an appropriate protection and maintenance of natural and conservation areas*
 - *Is climactically appropriate and avoids the creation of heat islands*

Assessment

The proposed telecommunications facility will provide improved 4G and 5G network coverage and capacity within Lyons and surrounding areas, supporting telecommunications services for residents, businesses and other users of the locality.

The facility is positioned within an 8m × 8m (64m²) lease area on the north-eastern side of the Tracy Village Social and Sports Club, adjoining the Danimila Terrace frontage. The facility will be accessed from Danimila Terrace and occupies a relatively small portion of the broader 12.89ha site. The proposal does not require the removal of vegetation and is positioned outside the existing sporting areas, allowing the established organised recreation activities on the broader site to continue unaffected. The proposed monopole is also designed to accommodate future carrier equipment, supporting the efficient provision and use of telecommunications infrastructure w the established urban area.

The proposal provides infrastructure to service an established Urban / Peri-Urban Residential area while maintaining the existing recreational function of the subject land and supporting the efficient delivery of services to the surrounding urban community.

The proposed telecommunications facility is consistent with the strategic intent of the DRLUP by supporting the efficient provision of telecommunications infrastructure and services within an established Urban / Peri-Urban Residential area.

CONSISTENT

4.18 Zone OR – Organised Recreation

Zone Purpose

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

Zone Outcomes

1. *Development primarily for **sport and recreation, leisure and recreation** and **community centre** that cater for the organised active recreation needs of the community, including supporting infrastructure such as amenities blocks, **outbuildings**, spectator stands and lighting infrastructure.*
2. *Temporary or periodic uses, such as **markets** or outdoor entertainment events, that can be reasonably accommodated by the existing facilities and do not unduly impact on the **amenity** and character of the surrounding area.*
3. *Other development that is complementary to and supports organised recreational activities, such as **car park, club, food premises-restaurant** and **shop** may also be established, where they do not compromise or conflict with the **primary use** of the land.*
4. *All development, including public infrastructure and **outbuildings**, is located, designed, operated and maintained to:*
 - (a) *make a positive contribution to the locality by incorporating a high quality of built form and landscape design;*
 - (b) *minimise unreasonable impacts to the **amenity** of surrounding premises and any residential land;*
 - (c) *mitigate the potential for land use conflict with existing and intended surrounding development;*
 - (d) *avoid adverse impacts on the local road network;*
 - (e) *provides safe and convenient pedestrian and bicycle **access** within the development and strong connections to external transport networks;*
 - (f) *avoid any adverse impacts on ecologically important areas; and*
 - (g) *allow passive surveillance of public spaces.*
5. *Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.*

Assessment

The 64 m² compound is located outside the established sporting areas and adjacent to the existing club building, allowing the organised recreation activities on the broader site to continue without displacement or material conflict.

In response to outcome 4, the proposed facility is located within the north-eastern portion of the site, approximately 20 m west of Danimila Terrace. Existing vegetation along the Danimila Terrace side of the site will screen the ground-level infrastructure, including the equipment cabinet, from the adjoining road and surrounding area. While the 30 m monopole will remain visible from surrounding areas due to its height, this is an inherent characteristic of telecommunications infrastructure and is considered acceptable having regard to the nature of the proposed development and its Impact Assessable status within Zone OR. Within the

site, the facility is positioned behind the existing club building when viewed from the west, with the existing car parking area and sporting grounds located further west, thereby limiting its visual prominence from the main recreation areas. Access will utilise the existing arrangements from Danimila Terrace and, given the unmanned nature of the facility and infrequent maintenance visits, no material impact on the local road network is anticipated.

Outcomes 1, 2, 3 and 5 are not directly applicable to the proposal. Outcomes 1 and 3 relate to organised recreation and complementary uses, Outcome 2 relates to temporary or periodic uses, and Outcome 5 applies to development not defined in Schedule 2.

COMPLIES

5.2.1 General Height Control

Purpose

Ensure that the heights of buildings and structures are appropriate to the strategic and local context of the location and meet community expectations for development in the zone.

Administration

1. ***This clause does not apply if:***
 - (a) *The development is for the purpose of:*
 - i. ***a telecommunications facility;***
 - ii. *a chimney, flag pole, aerial, antenna or lightning rod; or*
 - iii. *the housing of equipment relating to the operation of a lift; or*
 - (b) *an alternative height control is specified in clause 5.9 (Location specific development requirements).*

Assessment

Pursuant to administration clause 1(a)(i), this clause does not apply as the proposed development is for the purpose of a telecommunications facility. Therefore, this clause is not applicable to the proposal.

NOT APPLICABLE

5.2.4 Car Parking

5.2.4.1 Car Parking Spaces

Purpose

*Ensure that sufficient off-street car parking, constructed to a standard and conveniently located, are provided to service the proposed use of a **site**.*

Administration

1. *This clause does not apply where alternative **car parking space** requirements are established under clause 5.9 (Location specific development requirements).*
2. *The consent authority may **consent** to use or development that is not in accordance with sub-clause 5 if it is satisfied a reduction in the number of **car parking spaces** is appropriate with regard to:*
 - (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;
 - (b) the provision of **car parking spaces** in the vicinity of the land;
 - (c) the availability of public transport in the vicinity of the land;
 - (d) the potential impact on the surrounding road network and the **amenity** of the locality and adjoining property; and
 - (e) if the use or development relates to a **heritage place** and the Minister responsible for the administration of the Heritage Act 2011 supports the reduced provision of **car parking spaces** in the interest of preserving the significance of the **heritage place**.
3. The consent authority may require the provision of **car parking spaces** for any **ancillary** use or development in addition to that specified for the **primary use** or development in the relevant table to this clause.
4. For the purposes of this clause:
- (a) the reductions in Table B only apply to uses specifically referenced within Table A and apply to the base car parking rates established in Table A;
 - (b) only one reduction percentage is permitted per category when applying Table B; and
 - (c) the reductions in Table B do not apply to one bedroom dwellings.

Requirements

5. Use and development is to include the minimum number of **car parking spaces** within the development **site**, as specified in the relevant table to this clause (rounded up to the next whole number).

Table A to Clause 5.2.4.1: Minimum number of required parking spaces	
Use or Development	Minimum Number of Car Parking Spaces Required
Telecommunications facility	Nil

Assessment

Table A to clause specifies nil car parking spaces for a telecommunications facility. Accordingly, no car parking spaces are required.

COMPLIES

5.2.5 Loading Bays

Purpose

Provide for the loading and unloading of vehicles associated with the use of land.

Administration

1. The consent authority may **consent** to a use or development that is not in accordance with sub-clauses 3 and 4 only if it is satisfied sufficient, safe and functional loading areas are available to meet the needs of the use with regard to:
- (a) the scale of the use and development on the **site**;
 - (b) any potential adverse impacts on the local road network; and

- (c) any agreements for off-site loading and unloading of vehicles, such shared loading areas or approval to carry out loading activities in a laneway or **secondary street**.
2. For the purposes of this clause, where an **exhibition centre, food premises (fast food outlet and restaurant), office, place of assembly, shop or shopping centre** are part of an integrated development, the minimum number of loading bays is to be calculated based on the combined **net floor area** of the integrated uses.

Requirements

Use and development is to include provision of a minimum number of loading bays in accordance with the table to this clause (rounded up to the next whole number).

4. A **loading bay** is to:
- (a) provide areas wholly within the **site** for loading and unloading of vehicles;
 - (b) be at least 7.5m by 3.5m;
 - (c) have a clearance of at least 4m; and
 - (d) have access that is adequate for its purpose.

Table to Clause 5.2.5: Minimum number of loading bays	
Use or development	Minimum number of loading bays
All other uses	No loading bays required

Assessment

The proposal falls under 'All other uses', for which the table to the clause specifies that no loading bays are required. Accordingly, the clause does not apply to the proposal.

COMPLIES

5.2.6 Landscaping

5.2.6.1 Landscaping in Zones other than Zone CB Purpose

Encourage **landscaping** that enhances local **amenity** by:

- (a) contributing to safe and attractive public spaces and places;
- (b) responding to the local climate and soil characteristics;
- (c) supporting cooler internal and outdoor areas; and
- (d) recognising the value of retaining existing plants and trees.

Administration

1. **Landscaping** may include, where subordinate to areas for the planting and growing of plants, impervious and unplanted areas for;
 - (a) pedestrian access,
 - (b) outdoor recreation, or
 - (c) natural or ornamental features and the like.
2. The consent authority may **consent** to **landscaping** that is not in accordance with sub-clauses 5, 6 and 7 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and is appropriate to the **site** having regard to the

amenity of the streetscape,
and the potential impact on the **amenity** of the locality and adjoining property.

Requirements

3. Where **landscaping** is required by this Scheme it should be designed so that:
 - (a) planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered **car parking areas**;
 - (b) it maximises efficient use of water and is appropriate to the local climate;
 - (c) it takes into account the existing streetscape, or any landscape strategy in relation to the area;
 - (d) significant trees and vegetation that contribute to the character and **amenity** of the **site** and the streetscape are retained;
 - (e) energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;
 - (f) the layout and choice of plants permits surveillance of public and communal areas; and
 - (g) it facilitates on-site infiltration of stormwater run-off.
4. The quality and extent of the **landscaping** consented to must be maintained for the life of the development.
5. Other than in Zones CB, C and TC, not less than 30% (which may include communal open space) of a **site** that is used for **rooming accommodation, dwellings-group, dwellings-multiple** and **residential care facility** is to be landscaped.
6. In Zones LI, GI and DV all street frontages, except **access** driveways or footpaths, are to be landscaped to a minimum depth of 3m.
7. In Zones MR and HR, side and rear setbacks are to include planting to the length of the setback of no less than 2m deep, except for areas that are used for private open space.

Assessment

This clause is not applicable to the proposal, as the landscaping requirements specified under this clause do not apply to a telecommunications facility in Zone OR.

NOT APPLICABLE

5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR

Purpose

*Protect the visual and acoustic **amenity** of **residential buildings** where they are adjacent to non-residential development.*

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clause 3 and/or 4, if:
 - (a) the development is covered by an area plan listed as a Major Remote Town in Part 2 of the Planning Scheme, if the service authority responsible for

distribution of electricity, water and sewerage services provides advice that compliance would be impractical or prohibited; or

- (b) the development is for the establishment of, or change in, use of an existing lawfully established building that has an existing encroachment into the setback required by this clause; or
- (c) the consent authority is satisfied that the development provides adequate setbacks and **landscaping** consistent with the purpose of this clause.

Requirements

2. A use or development or a proposed use or development that is:
 - (a) not a **residential building**;
 - (b) on land that is in a zone other than Zones LR, LMR, MR or HR; and
 - (c) abuts land in any of those zones;
 must provide a setback to the boundary that abuts any of those zones of not less than 5m.
3. The setback described in sub-clause 2 is to be landscaped to provide a visual screen to the adjacent land Zoned LR, LMR, MR or HR for a minimum depth of 3m.
4. The development should provide a solid screen fence of a minimum height of 1.8m at the boundary with land in Zones LR, LMR, MR or HR.

Assessment

The development site does not directly abut land in Zones LR, LMR, MR or HR, as the residential-zoned land is separated from the site by the road reserve. Therefore, this clause does not apply to the proposal.

NOT APPLICABLE

5.8.10 Telecommunications Facility

Purpose

Ensure the development of a telecommunications facility does not unreasonably detract from the visual amenity of a locality whilst facilitating the provision of telecommunications infrastructure to meet community expectations and needs.

Administration

1. An application for a telecommunications facility is to include:
 - (a) information demonstrating how the visual amenity impacts of a proposal have been minimised using visual communications methods such as photographic images; and
 - (b) a statement and/or map indicating the extent to which the proposed facility addresses the network capacity for future demand and/or current gaps in service.
 2. The consent authority may consent to a telecommunications facility that is not in accordance with sub-clause 5 if it is satisfied the facility does not unreasonably impact on the visual amenity of the public domain.
 3. The consent authority may consent to a telecommunications facility that is not in accordance with sub-clause 6 if it is satisfied the facility is located and designed to be sympathetic to the heritage place and conserve its heritage value.
 4. The consent authority may consent to a telecommunications facility that is not in accordance with sub-clauses 7 if it is satisfied the facility does not unreasonable impact on the visual
-

amenity of adjoining residential uses or the public domain.

Requirements

5. A telecommunications facility is to:
 - (a) use materials and colours that reduce its visual dominance in the landscape;
 - (b) use non-reflective finishes;
 - (c) be appropriately sited and located to minimise visual amenity impacts including impacts on surrounding residential uses and other sensitive land uses; and
 - (d) avoid unreasonable impacts on significant view lines and/or vistas.
6. A telecommunications facility is not to be located on or adjoining a heritage place declared under the Heritage Act 2011.
7. Ground level equipment (i.e. mechanical plant, ancillary buildings and structures) is to be visually screened to the public domain and adjoining residential uses by landscaping or vegetation.

Editor's Notes:

- (1) Exceptions for some telecommunications facilities are included in Schedule 3.
- (2) Industry Code C564:2020 Mobile Phone Base Station Deployment requires carriers to prepare a summary of the sites considered, and the reasons for selection of the preferred site. A copy of the report can be requested from the carrier.
- (3) Any proposed vehicle access and installation of services within a road reserve must be in accordance with the requirements of the relevant agency responsible for the management of the road.
- (4) Any use or development of land that protrudes into a protected airspace, such as the use of cranes, within 15km of an airport or RAAF base may have additional restrictions and approval requirements from the airport operator under the Airports Act 1996 (Cth), Airports (Protection of Airspace) Regulations 1996 (Cth), and Defence Regulation 2016 (Cth). More Information is available on NT.GOV.AU.

Assessment:

The proposed facility comprises a 30 m monopole with a compact cluster headframe supporting three panel antennas. The monopole, headframe and antennas are proposed to have a low-reflective grey finish to reduce visual dominance. While the monopole will remain visible from surrounding areas due to its functional height, the facility is located within the north-eastern portion of the site, approximately 20 m west of Danimila Terrace, rather than within the open sporting areas. When viewed from the west, the facility is positioned behind the existing club building, with the car parking area and sporting grounds located further west, reducing its visual prominence from the main recreation areas.

The ground-level equipment will be screened from the public domain and surrounding residential uses by the existing vegetation along the Danimila Terrace side of the site, while the existing club building provides screening from the west.

There are no nominated, provisionally declared or declared heritage places or objects within the subject area, nor any known Aboriginal or Macassan archaeological places or objects within the subject site. Accordingly, the proposal does not conflict with the heritage considerations of sub-clause 6.

COMPLIES

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

Please Quote: PA2026/0217

8 July 2026

To whom it may concern

Parcel Description: Lot 09775 Town of Nightcliff
28 Tambling Tce, Lyons

Proposed Development: Telecommunications facility with 30m high
monopole and associated antennas and equipment
shelters

Thank you for the development application referred to this office on 26 June 2026 concerning the above.

City of Darwin acknowledges the importance of telecommunications infrastructure in supporting community connectivity. Should concerns be raised through the public exhibition process regarding the proximity of the proposed monopole to surrounding residences, City of Darwin suggests further consideration be given to the location of the facility.

City of Darwin has no further comments at this time. If you require any further information in relation to this application, please feel free to contact City of Darwin's Innovation Team on 8930 0300 or darwin@darwin.nt.gov.au

Yours sincerely

Signed by:



551FC55C88B4E51C

ALICE PERCY
GENERAL MANAGER INNOVATION



Container No: LD550/9775

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Samay Chandhiok

RE: PA2026/0217 - Lot 09775 Town of Nightcliff - 28 Tambling Tce, Lyons NT - Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

In response to the above proposal for development application purposes, Power and Water Corporation (Water Services) advise the following with reference to water and sewer enquiries:

1. The existing sewerage easement within the subject lot is still required. Structures must not be located on or over a water supply or sewerage easement, or where no easement exists (such as within a road) within 1.5 metres of the centreline of water and/or sewer main infrastructure.
2. Power and Water have no objections or requirements for the proposed development.

If you have any further queries, please contact the undersigned on 08 9463 2089, or email developer.concierge@powerwater.com.au

Yours sincerely

Craig Thomas
Services Development

07 July 2026

cc: Mark Baade
email: mark@saqconsulting.com.au

Phone 1800 245 092

Web powerwater.com.au

Record No: D2026/190690

Container No: NE550/9775

Your Ref: PA2026/0217

Samay Chandhiok
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Samay

Re: **Lot 9775 (28) Tambling Terrace Lyons Town of Nightcliff**

In response to your letter of the above proposal for the purpose of telecommunications facility with 30m high monopole and associated antennas and equipment shelters (Optus tower facility by Waveconn - NSW), Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. Lot 9775 is currently provided with a 750kVA capacity of power supply from the package Substation 1794.
2. Power supply to the Optus tower facility shall be taken directly from the customer's internal electrical installation.
3. The Proponent (Waveconn) shall liaise with the landowner (Tracy Village Social and Sports Club – TVSSC) to engage a licensed electrician to design and install the required low voltage supply including applicable additional electricity meter request on current customer's Main Switchboard in accordance with PWC's current NP018-Service and Installation Rules 2024 and NP010-Meter Manual.
4. The engaged licensed electrician shall need to apply for a Basic Connection (BA) application under current Australian Energy Regulator (AER) compliance process for the proposed customer's internal electrical installation requirements for the Optus tower facility.

If you have any further queries regarding customer's internal electrical installation upgrade requirement, please contact Robyn Gless, Customer Connections Officer on 8924 5702.

Yours sincerely



Thanh Tang
Manager Distribution Development

03 July 2026

3 July 2026

Development Assessment Services

Department of Lands, Planning and Environment
GPO Box 1680
Darwin NT 0801
das.ntg@nt.gov.au

Submission uploaded direct to NT Government ILIS

Dear Development Assessment Services,

RE: PA2026/0217 Lot 09775 Town of Nightcliff, 28 Tambling Tce, Lyons – Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

Thank you for your email of 26 June 2026, with reference to online exhibition material and the opportunity for Airport Development Group (ADG) to provide comment.

The Statement of Effect describes the proposed development as a 30-metre tall monopole located in an 8m x 8m compound.

ADG offers the following comments for Development Assessment Services' consideration:

1. Location in relation to the airport

Darwin International Airport is a joint-user operation with the Department of Defence (RAAF Base Darwin).

The site lies approximately 5.8km from the aerodrome reference point.

2. Assessment against National Airports Safeguarding Framework (NASF)

Guideline A – Managing impacts of aircraft noise

Not applicable

Guideline B – Building-generated windshear and turbulence

The site lies outside the assessment footprints for building-generated windshear and turbulence.

Guideline C – Wildlife hazard management

Not applicable

Guideline E – Lighting in the vicinity of the airport

The site lies within the 6km radius lighting compliance limit of the airport. Refer NASF Guideline E for further information.

The exhibition documentation does not indicate any external lighting for the proposed development.

Guideline F – Safeguarding airspace

Airspace around leased federal airports such as Darwin is protected under the *Airports Act 1996* and the *Airports (Protection of Airspace) Regulations 2026*. As Darwin is a joint-user airport with RAAF Base Darwin the *Defence Regulations 1996* also apply.

ADG has assessed this proposal against the Obstacle Limitation Surfaces (OLS) and Procedures for Air Navigation – Operations (PANS-OPS) surfaces for Darwin International Airport:

- The Ground RL at the site is 25.3m AHD.
- Development plan and drawings indicate a max height of the development (monopole) to be 30m (i.e. 55.3m AHD).
- The location falls under the Conical Surface (140m AHD).
- The structure is below the OLS surface.
- The structure is below the PANS-OPS surface.
- Crane operations used during construction may infringe the OLS or PANS-OPS surface and will require submission of a separate crane application, subject to approval.

Should you have any queries regarding ADG's comments, feel free to contact me at planning@adgnt.com.au.

Yours sincerely,



Victoria Moore
Regulatory & Planning Manager

From: [Sarah Roche](#)
To: [Samay Chandhiok](#)
Cc: [Madison Harvey](#)
Subject: RE: Follow-up – PA2026/0217 – Referral Comments - Development Coordination, Land Resources Division-DLPE
Date: Tuesday, 21 July 2026 9:30:41 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Good morning Samay

I had circulated this application to Crown Land Estate as the application was on a Crown Lease, they had advised that they had no comment to provide on the proposed application.

Apologies for not letting you know.

Sarah Roche

Land Development Coordinator
Land Resources Division
Department of Lands, Planning and Environment

Floor 1, Goyder Centre, 25 Chung Wah Terrace, Palmerston
PO Box 496, Palmerston, NT 0831

P: +61 8 8999 4446

E: sarah.roche@nt.gov.au

From: Samay Chandhiok <Samay.Chandhiok@nt.gov.au>

Sent: Tuesday, 21 July 2026 8:35 AM

To: Sarah Roche <Sarah.Roche@nt.gov.au>

From: [Nicholas Kirlew](#)
To: [Das NTG](#)
Subject: PA2026/0217 - Development
Date: Thursday, 9 July 2026 10:43:51 PM

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RE: STRATEGIC SUBMISSION & CONDITIONAL OBJECTION Development

Application: Proposed Telecommunications Facility (30m Monopole and Compound)

Location: Parcel 9775, Suburb of Lyons (28 Tambling Terrace, Lyons NT 0810)

Applicant: SAQ Consulting on behalf of Waveconn Operations Pty Ltd

SECTION 1: FORMAL FRAMEWORK & THE SMART CITY NEUTRAL-HOST MANDATE

1. Introduction: Shifting from Reactive to Smart Planning

PLan: the Planning Action Network Inc. writes to lodge its formal submission regarding the impact-assessable development application for a 30-metre telecommunications monopole at Tracy Village.

PLan submits that Darwin must transition away from an ad-hoc, carrier-by-carrier approach to digital infrastructure. Instead of allowing opportunistic land grabs on public recreation reserves, the Development Consent Authority (DCA) has a distinct opportunity with this application to enforce “clever city” infrastructure principles that protect public land while ensuring modern connectivity.

2. Primary Ground: Enforcing True Neutral-Host Co-Location (Clause 5.8.10)

Under Clause 5.8.10 of the *Northern Territory Planning Scheme 2020*, the DCA must ensure telecommunications infrastructure does not “unreasonably detract from the amenity of a locality.” The applicant, Waveconn, operates as a Mobile Network Infrastructure Provider (MNIP) or “neutral host.” This business model is the foundation of a clever city, yet the application as presented is structurally deficient:

- **The “Capable” Illusion vs. Co-Location Reality:** The engineering blueprints show a structure designed to be “capable” of future expansion, but it will be occupied on day one exclusively by Optus. A clever city does not grant a 64 m² monopoly over Crown land for a single network’s benefit.
- **The Strategic Cut-Through:** PLan requests that the DCA transition from passive acceptance to active mandate. If a private entity is permitted to occupy public Organised Recreation land, the DCA must impose strict structural conditions requiring the asset to be physically locked in as an open-access utility for all major carriers (including Telstra and TPG/Vodafone) to prevent future duplication and subsequent land grabs within the Lyons/Muirhead sector.

SECTION 2: PUBLIC ASSET PROTECTION & THE INTEGRATED UTILITY ALTERNATIVE

3. Orderly Land Use Allocation vs. Fragmentation of Public Crown Land

The subject site at Parcel 9775 is fundamentally a public asset owned by the Northern Territory Government and designated as an **Organised Recreation Zone** to serve the active sporting needs of the community.

While the applicant argues that a 64 m² compound is minor, a clever city framework recognizes that carving out standalone industrial compounds on public land sets a highly regressive precedent:

- **Incremental Fragmentation:** Carving out standalone industrial enclaves within public sporting zones reduces the open space available for community sport and sets an adverse precedent for the fragmentation of the Organised Recreation Zone.
- **Zoning Distortion:** Erecting a standalone 30-metre industrial monopole directly conflicts with the open, unencumbered visual landscape required for community leisure and organized sport. If this space must host infrastructure, smart design dictates it must be natively integrated into existing structures, not fenced off as a separate industrial compound.

4. Failure to Justify Modern Micro-Infrastructure Options

The applicant's submission relies heavily on outdated telecommunications paradigms—specifically, that a data deficit automatically requires a massive 30-metre standalone tower. PPlan submits that a clever city would reject this macro-deployment model in a mature residential and recreational precinct:

- **Micro-Cells vs. Macro-Towers:** Modern 5G networks achieve high capacity and low latency through dense configurations of small cells and smart poles integrated into existing street furniture or civic assets rather than standalone towers.
- **The Structural Alternative:** The applicant acknowledges that Tracy Village already features multiple active sports lighting towers. The application fails to demonstrate why the carrier cannot co-locate compact, low-impact panel antennas directly onto these existing vertical structures. By skipping a definitive evaluation of integrated micro-sites, the applicant has chosen a path of commercial convenience rather than a smart city solution that respects urban amenity.

SECTION 3: RESTRUCTURING THE PRECEDENT — MANDATORY CLEVER CITY CONDITIONS

5. Conclusion: Setting a New Precedent for the Territory

PPlan maintains that allowing private infrastructure providers to execute ad-hoc, single-carrier land grabs on public recreation land belongs to an outdated planning paradigm. Darwin deserves a “clever city” approach where physical infrastructure is consolidated, open-access, and visually integrated.

If the Development Consent Authority is minded to approve this application despite the serious land-use conflicts raised, PPlan requests that the DCA aggressively exercise its conditioning powers under the *Planning Act 1999*. The DCA must shift this project from an exclusive corporate silo into a true shared community utility.

6. Corrected Planning Conditions Sought by PPlan

To ensure this development satisfies the visual amenity and community need requirements of Clause 5.8.10, the following legally robust conditions must be attached to any development permit issued:

Condition 1: Mandatory Passive Co-Location Engineering

The monopole and associated ground compound must be structurally designed, engineered, and built to passively accommodate a minimum of two (2) additional, independent telecommunications providers (such as Telstra and TPG/Vodafone) concurrently with the primary carrier (Optus). Prior to the endorsement of plans and the commencement of works, certified engineering drawings must be submitted to the Department of Infrastructure, Planning and Logistics (DIPL) demonstrating that the headframe, structural core load capacity, and 64 m² ground compound layout explicitly reserve unencumbered space for additional antenna arrays and equipment cabinets without requiring subsequent vertical extensions or structural modifications to the tower.

Condition 2: Cumulative Amenity Protection Node

The development footprint approved by this permit is designated as the sole, consolidated telecommunications infrastructure node for Parcel 9775. Any future expansion of mobile network services within this parcel by any carrier must be accommodated via co-location on this specific structure. The DCA records that any future application for a separate, standalone telecommunications mast on this site would constitute an unacceptable cumulative degradation of the visual amenity of the Organised Recreation Zone under Clause 5.8.10.

Condition 3: Prior Exhaustion of Existing Vertical Structures

Prior to the endorsement of final plans or the issuance of a structural permit, the applicant must submit an independent, certified structural engineering assessment to DIPL. This report must provide definitive technical verification that the existing active sports lighting towers at Tracy Village cannot safely support the co-location of the proposed compact panel antennas as an alternative to building a new standalone mast.

Condition 4: Post-Commissioning Acoustic Audit

Within thirty (30) days of the telecommunications facility becoming operational, an independent, certified acoustic engineer must conduct a comprehensive noise audit during peak ambient temperature cooling periods. The final report must be submitted to DIPL and the City of Darwin to verify full compliance with the Northern Territory *Waste Management and Pollution Control Act 1998*. Any non-compliance must be rectified by the permit holder at their own expense within 14 days of the report's completion.

Condition 5: Screened Compound and Native Landscaping

The 64 m² lease area and its 2.4-metre high compound security fence must be bordered by a dedicated 1.5-metre wide landscaping buffer. This buffer must be planted with mature, native Top End species to screen the industrial equipment

cabinets from the view of park users and club patrons, to be maintained by the operator for the life of the asset.

PLan formally requests the opportunity to speak directly to this submission and expand on these clever city frameworks at the formal Development Consent Authority reporting body hearing.

Sincerely,

Nick Kirlew

Convener **PLan: the Planning Action Network Inc** M: 0447 499 794 E:

nick@planinc.org.au W: www.planinc.org.au

Power in Numbers: Join our network to ensure the Darwin community remains a force too big to be ignored. [Sign up here.](#)

Our ref: Muirhead

23 July 2026



Samay Chandhiok
Senior Planner
Development Assessment Services
18-20 Cavenagh Street
DARWIN NT 0801

SAQ Consulting Pty Ltd

ABN 76 864 757 592
P O Box 50
Clayfield QLD 4011

Dear Samay

**RE: Proposed telecommunications facility
PA2026/0217 - Lot 09775 Town of Nightcliff - 28 Tambling Tce, Lyons**

As you are aware, **SAQ Consulting Pty Ltd** acts on behalf of Waveconn Operations Pty Ltd ('Waveconn') in respect of this application. The proposal by Waveconn is to establish a telecommunications facility, in the form of a mobile telephone base station, at 28 Tambling Terrace, LYONS. Optus will utilise the proposed facility as part of its existing 4G and 5G network in Darwin.

I am receipt of one public submission received as a result of the advertising of the application, which was received on behalf of a community organisation.

To assist with the determination of the application at the upcoming DCA meeting on 7 August 2026, I provide the following response on behalf of the applicant.

- The application is not 'ad hoc' and is part of careful consideration by Waveconn of the requirements of Optus for the area. The proposed facility will form an integrated part of the surrounding Optus network, as it will for any other carrier wishing to collocate in the future.
- The application is by Waveconn Operations, a neutral host provider, and the lease will also be held by same. At this point in time, Optus will be the 'anchor tenant' of the facility, but the monopole and size of the compound will allow for future collocation. The proposal is not, as the submission contends, for a single network's benefit and is not even proposed by Optus.
- As a neutral host provider, it is in the interest of Waveconn Operations and its fundamental business model to ensure collocation is available on the structure and in the compound below – there is no "illusion" about it. As such, the DCA can be assured the potential for further collocation has been taken into account (but the applicant would accept a condition around ensuring availability for collocation if the DCA thinks fit).

- The location selected is behind the existing Tracy Village Social and Sports Club – essentially in its rear yard area – and has no impact at all on the recreation space proper and therefore does not fragment the public space at all.
- The *Organised Recreation Zone* is capable of accommodating such infrastructure and there are many examples across the Northern Territory where this has occurred and upon review of the zoning in the wider area and proper consideration of the relevant matters, the subject land and zone is a more than suitable for the proposal in this instance. The existing visual landscape of this public space is by no means ‘visually unencumbered’, nor are the surrounding streets. This is clearly shown in the photomontages provided, which clearly shows existing street lights and sporting facility lighting towers in the context of the views.
- Micro-cells (or ‘small cells’ as they are now known) provide localised, targeted coverage to small areas where there are particular coverage issues or network capacity problems (such as busy shopping centres or sporting venues). Small cells are not a technologically suitable alternative to macro facilities, such as that proposed, and cannot provide the same level of coverage (particularly inside buildings), are very costly to deploy in large numbers (as would be needed to cover the same area) and are susceptible to both creating and suffering from interference within the local network, which can degrade the overall customer experience. A macro facility is the most suitable solution for a suburban area such as this and both Waveconn and Optus are subject-matter experts in this regard.
- Locating on existing light towers is not a viable alternative as they are far too lightweight leading to structural capacity issues along with safety issues associated with maintenance of lighting. There is also the question of where to conveniently place ground-based equipment so close to playing areas and collocation will be much more difficult, and probably impossible on the same structure. As such, the applicant maintains there are no suitable existing structures in the area and a purpose-built structure in this instance is far superior solution.
- In terms of noise from the facility, the equipment cabinets are the only possible source of noise and are not, in fact, air-conditioned. The cabinets are cooled, as necessary, by DC cooling fans, which can easily meet EPA noise requirements at the nearest sensitive receivers (closest dwellings in this instance).
- The interface with the public realm (in this case Danimila Terrace) is already well vegetated and users of the recreation area itself cannot see the base of the facility as it is located either behind the existing sports club building or screened by extensive landscaping to the north-west. As such, landscaping around the compound is unnecessary in this instance.



I trust this response provides adequate information in response to the matters raised by the submitter. Please let me know if there are any questions, but I will also be available at the DCA meeting on 7 August 2026 to address any other issues that might arise.

Yours sincerely

MARK BAADE

B. Plan (Hons)

M: 0417 088 000

mark@saqconsulting.com.au

From: [Mark Baade](#)
To: [Samay Chandhiok](#)
Cc: [Kaleb Thomas](#)
Subject: RE: PA2026/0217 - Lot 09775 Town of Nightcliff - 28 Tambling Tce, Lyons NT - Telecommunications facility with 30m high monopole and associated antennas and equipment shelters
Date: Tuesday, 28 July 2026 4:05:21 PM
Attachments: [image001.png](#)
[TVSSC Comms Tower DA.pdf](#)

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Hi Samay

See attached.

Thanks.

Mark Baade
0417 088 000

From: Samay Chandhiok <Samay.Chandhiok@nt.gov.au>
Sent: Tuesday, 28 July 2026 1:55 PM
To: Mark Baade <mark@saqconsulting.com.au>
Cc: Kaleb Thomas <Kaleb.Thomas@nt.gov.au>
Subject: RE: PA2026/0217 - Lot 09775 Town of Nightcliff - 28 Tambling Tce, Lyons NT - Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

Hi Mark,

Thank you for working on this. I understand your concern.
If it is provided by 31 July 2026, I will still be able to include it in the report.

Regards

Samay Chandhiok

Senior Planner
Development Assessment Services
Department of Lands, Planning and Environment
Northern Territory Government

Level 1, Energy House, 18 – 20 Cavenagh Street, Darwin NT 0801

Ph. +61 88 999 6126
Website: www.nt.gov.au/dlpe



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From: Mark Baade <mark@saqconsulting.com.au>
Sent: Tuesday, 28 July 2026 1:21 PM
To: Samay Chandhiok <Samay.Chandhiok@nt.gov.au>
Cc: Kaleb Thomas <Kaleb.Thomas@nt.gov.au>
Subject: RE: PA2026/0217 - Lot 09775 Town of Nightcliff - 28 Tambling Tce, Lyons NT - Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

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Hi Samay

We are working on that as fast we can but given it was only requested Thu afternoon we can only do our best as we are relying on someone else to get it back to us.

Thanks.

Mark Baade
0417 088 000

From: Samay Chandhiok <Samay.Chandhiok@nt.gov.au>
Sent: Tuesday, 28 July 2026 1:46 PM
To: Mark Baade <mark@saqconsulting.com.au>
Cc: Kaleb Thomas <Kaleb.Thomas@nt.gov.au>
Subject: RE: PA2026/0217 - Lot 09775 Town of Nightcliff - 28 Tambling Tce, Lyons NT - Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

Hi Mark,

Thank you for your email and the update.

Could you please provide the signed landowner authorisation by 31 July 2026, preferably before lunchtime?

Further, the DCA report will be publicly available on 5 August 2026 ([meeting dates and agenda items](#))

Please let me know if you require any further information.

Regards

Samay Chandhiok

Senior Planner
Development Assessment Services
Department of Lands, Planning and Environment
Northern Territory Government

Level 1, Energy House, 18 – 20 Cavenagh Street, Darwin NT 0801

Ph. +61 88 999 6126

Website: www.nt.gov.au/dlpe



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From: Mark Baade <mark@saqconsulting.com.au>

Sent: Tuesday, 28 July 2026 11:46 AM

To: Samay Chandhiok <Samay.Chandhiok@nt.gov.au>

Cc: Madison Harvey <Madison.Harvey@nt.gov.au>

Subject: RE: PA2026/0217 - Lot 09775 Town of Nightcliff - 28 Tambling Tce, Lyons NT - Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

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Hi Samay

The request has been to the president of Tracy Village for signature.

When will the report be available?

Thanks.

Mark Baade
0417 088 000

From: Mark Baade
Sent: Thursday, 23 July 2026 12:49 PM
To: 'Samay Chandhiok' <Samay.Chandhiok@nt.gov.au>
Cc: Madison Harvey <Madison.Harvey@nt.gov.au>
Subject: RE: PA2026/0217 - Lot 09775 Town of Nightcliff - 28 Tambling Tce, Lyons NT - Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

OK, have sent that on to the property consultant, hopefully it's not a big deal to obtain.

Thanks.

Mark Baade
0417 088 000

From: Samay Chandhiok <Samay.Chandhiok@nt.gov.au>
Sent: Thursday, 23 July 2026 9:23 AM
To: Mark Baade <mark@saqconsulting.com.au>
Cc: Madison Harvey <Madison.Harvey@nt.gov.au>
Subject: RE: PA2026/0217 - Lot 09775 Town of Nightcliff - 28 Tambling Tce, Lyons NT - Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

Hi Mark,

Yes, the venue will be the Hudson Apartment Hotel Berrimah. You should also receive a meeting invitation confirming the venue and timing details.

Further, I note that the landowner authorisation provided is from the Department of Lands, Planning and Environment. As the land is held under a Crown Lease in Perpetuity and Tracy Village Social and Sports Club Inc. is the registered owner of the leasehold interest, could you please also provide landowner authorisation from Tracy Village Social and Sports Club Inc.?

Please find the attached Landowner authorisation form for your reference.

Thank you, and please let me know if you have any questions.

Regards

Samay Chandhiok

Senior Planner
Development Assessment Services
Department of Lands, Planning and Environment
Northern Territory Government

Level 1, Energy House, 18 – 20 Cavenagh Street, Darwin NT 0801

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From: Mark Baade <mark@saqconsulting.com.au>

Sent: Thursday, 23 July 2026 8:28 AM

To: Samay Chandhiok <Samay.Chandhiok@nt.gov.au>

Cc: Madison Harvey <Madison.Harvey@nt.gov.au>

Subject: RE: PA2026/0217 - Lot 09775 Town of Nightcliff - 28 Tambling Tce, Lyons NT - Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

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Thanks for the confirmation – yes, look forward to answering any questions the DCA may have on the day.

It's still at the Hudson Berrimah?

Thanks.

Mark Baade
0417 088 000

From: Samay Chandhiok <Samay.Chandhiok@nt.gov.au>
Sent: Thursday, 23 July 2026 8:57 AM
To: Mark Baade <mark@saqconsulting.com.au>
Cc: Madison Harvey <Madison.Harvey@nt.gov.au>
Subject: FW: PA2026/0217 - Lot 09775 Town of Nightcliff - 28 Tambling Tce, Lyons NT - Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

Good morning Mark,

Thank you for responding to the submission. I have taken your response on record, and it will be included in the DCA report.

Further, as you have advised that you will be attending the DCA meeting on 7 August, you will also have the opportunity to address any questions that may arise during the meeting in person.

Regards

Samay Chandhiok

Senior Planner
Development Assessment Services
Department of Lands, Planning and Environment
Northern Territory Government

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and present and to emerging leaders.

From: Mark Baade <mark@saqconsulting.com.au>
Sent: Thursday, 23 July 2026 5:43 AM
To: Samay Chandhiok <Samay.Chandhiok@nt.gov.au>
Cc: Madison Harvey <Madison.Harvey@nt.gov.au>
Subject: RE: PA2026/0217 - Lot 09775 Town of Nightcliff - 28 Tambling Tce, Lyons NT - Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

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Hi Samay

Please find attached the response to submission. I have tried to upload it through the portal several times but the system just keeps logging me out.

If there are any questions arising please let me know. I will be in attendance at the 7 Aug DCA meeting.

Thanks.

Mark Baade
0417 088 000

From: Samay Chandhiok <Samay.Chandhiok@nt.gov.au>
Sent: Monday, 20 July 2026 9:10 AM
To: Mark Baade <mark@saqconsulting.com.au>
Cc: Madison Harvey <Madison.Harvey@nt.gov.au>
Subject: RE: PA2026/0217 - Lot 09775 Town of Nightcliff - 28 Tambling Tce, Lyons NT - Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

Good morning Mark,

There should be no issue, provided all five signs remained in place for the full exhibition period ending 17 July 2026. Their removal after this date, regardless of who removed them, will not affect the advertising process.

Please provide your response to the submission at your convenience by 28 July 2026, and I will incorporate it into the DCA report.

If you require any further information, please let me know.

Have a great day ahead.

Regards

Samay Chandhiok

Senior Planner
Development Assessment Services
Department of Lands, Planning and Environment
Northern Territory Government

Level 1, Energy House, 18 – 20 Cavenagh Street, Darwin NT 0801

Ph. +61 88 999 6126

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From: Mark Baade <mark@saqconsulting.com.au>

Sent: Sunday, 19 July 2026 7:36 PM

To: Samay Chandhiok <Samay.Chandhiok@nt.gov.au>

Cc: Madison Harvey <Madison.Harvey@nt.gov.au>

Subject: RE: PA2026/0217 - Lot 09775 Town of Nightcliff - 28 Tambling Tce, Lyons NT - Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

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Hi Samay

It has been brought to my attention that when the signs were set to be removed on Friday

17/7 (ie. a week after the end of the advertising period) by our contractor, it was reported back that all 5 had already been removed.

Given the signs were located at completely different parts of the property, this may have been done by the sports club/bar given all were removed. I am assured by photographic evidence that the 5 signs were affixed as required.

Can you advise whether this causes any issues before I send a response to the submission and deal with the advertising declaration?

Thanks.

Mark Baade
0417 088 000

From: Mark Baade
Sent: Monday, 13 July 2026 3:55 PM
To: 'Samay Chandhiok' <Samay.Chandhiok@nt.gov.au>
Cc: Madison Harvey <Madison.Harvey@nt.gov.au>
Subject: RE: PA2026/0217 - Lot 09775 Town of Nightcliff - 28 Tambling Tce, Lyons NT - Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

Hi Samay

Thanks for the update. I've had a look at the submission here and have not identified any issues of concern, so will be able to get a response back to you in a few days.

The 7/8 meeting is noted.

Thanks.

Mark Baade
0417 088 000

From: Samay Chandhiok <Samay.Chandhiok@nt.gov.au>
Sent: Monday, 13 July 2026 11:57 AM
To: Mark Baade <mark@saqconsulting.com.au>
Cc: Madison Harvey <Madison.Harvey@nt.gov.au>
Subject: RE: PA2026/0217 - Lot 09775 Town of Nightcliff - 28 Tambling Tce, Lyons NT - Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

Good morning Mark,

The public exhibition period for the application concluded on 10 July 2026. You may now

remove the Notice of Proposed Development sign from the site if you wish.

In response to the public exhibition, comments were received from the Council, three service authorities, and one public submission. These are available for your review via the DOA Portal.

As a public submission has been received, the application will be determined by the Development Consent Authority (DCA) and is currently scheduled to be considered at the 7 August 2026 DCA meeting.

If you have any further questions or require any additional information, please let me know.

Regards

Samay Chandhiok

Senior Planner
Development Assessment Services
Department of Lands, Planning and Environment
Northern Territory Government

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<u>Mon</u>	<u>Tue</u>	<u>Wed</u>	<u>Thu</u>	<u>Fri</u>
8.00am to 4.21pm	8.00am to 4.21pm	8.00am to 4.21pm	8.00am to 4.21pm	8.00am to 4.21pm

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The NT Government acknowledges the Aboriginal people and cultures of the land and country on which we work and live. We acknowledge the ongoing connection to culture, land, sea and community and pay our respects to Elders past and present and to emerging leaders.

From: Mark Baade <mark@saqconsulting.com.au>

Sent: Monday, 13 July 2026 10:48 AM

To: Samay Chandhiok <Samay.Chandhiok@nt.gov.au>

Subject: PA2026/0217 - Lot 09775 Town of Nightcliff - 28 Tambling Tce, Lyons NT - Telecommunications facility with 30m high monopole and associated antennas and equipment shelters

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Hi Samay

I see that this one ended last Friday, I will sort out the signs and declaration shortly.

Were there any submissions received?

Thanks.

Mark Baade
0417 088 000