DEVELOPMENT CONSENT AUTHORITY
DARWIN DIVISION

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM: 1 **MEETING DATE:** 09/10/2026 **FILE:** PA2026/0263

APPLICATION PURPOSE:	Alterations and additions to an existing club and leisure and recreation
SUBJECT SITE:	Lot 9775 (28) Tambling Terrace, Lyons, Town of Nightcliff
ZONES:	OR (Organised Recreation) and LMR (Low-Medium Density Residential)
SITE AREA:	12.89ha (128,900 m^2)
APPLICANT	Cat Tatam – Tatam Planning Co.
PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE	Landowner
LANDOWNER	Tracy Village Sports and Social Club Inc. Hellenic Athletic Club (HAC)
ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND	

1. PROPOSAL

The application seeks consent for alterations and additions to an existing club (Tracy Village Sports and Social Club) and leisure and recreation (Tracy Village Sports Precinct) at Lot 9775 (28) Tambling Terrace, Lyons, Town of Nightcliff (the site). The site has an area of approximately 12.89 ha (128,900 m^2) and is within Zones OR (Organised Recreation) and LMR (Low-Medium Density Residential) of the NT Planning Scheme 2020 (NTPS 2020). The proposed development is located entirely within the Zone OR portion of the site except for the relocation of a maintenance shed onto Zone LMR land at the site's southern boundary.

The application was submitted by Cat Tatam of Tatam Planning Co. on behalf of Tracy Village Sports and Social Club Inc who are the registered lessee 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 application seeks to upgrade the facilities within the Tracy Village Sports Precinct (the sports precinct) in line with Phase 1 of the Tracy Village Sports Precinct Masterplan (the masterplan – see **Figure 1** below) and comprises the following works;

Additions:

- Outbuilding (Hellenic club house) including changerooms, toilets, canteen and breezeway.
- Two (2) new football fields (Fields 1 and 2) with six (6) lighting poles.
- New flexi-green space (Field 3) in the northwest corner of the site.
- New lighting to the AFL/Cricket Field (Field 5) comprising four (4) lighting poles.
- Fencing, Landscaping, pathways and irrigation upgrades.

Alterations:

- Replacing the existing softball and junior cricket fields with football fields.
- Combine the existing softball and baseball fields within Field 4 and upgrade the lighting.
- Relocation of grounds and maintenance shed to the eastern side of the cricket nets.



Figure 1 – Masterplan

A location plan and photos of the pink exhibition signs are at **Bookmark A** and a copy of the application is at **Bookmark B.**

On 5 August 2026, the applicant emailed the department for clarification if three (3) signs placed on Henbury Avenue, Tambling Terrace and Danimila Terrace would be sufficient to exhibit the proposal when the site had 5 road frontages (Henbury Avenue, Tambling Terrace, Galangwa Street, Danimila Terrace and Gulida Crescent). Refer to **Bookmarks D1 & D2** for the applicants email and the first exhibition sign location map.

On 6 August 2026, DAS responded to the applicant (refer **Bookmark D3**) and advised in error that 2 signs at the corners of Henbury Avenue and Tambling Terrace and Galangwa Street and Danimila Terrace and one sign at the site's frontage to Gulida Crescent, would be sufficient to comply with planning regulations.

On 6 August 2026, the applicant replied via email and provided a second exhibition sign location map (ref **Bookmarks D4 & D5**) reflecting this advice.

The application was initially exhibited for 2 weeks from the 7 – 21 August 2026. However, on 21 August 2026, the applicant was notified via email (Refer **Bookmark D6**) that under Section 7(g) of the *NT Planning Regulations 2000*, the application was required to be exhibited for 28 days as the lighting poles and sports fields associated with the club use were within 100m of a residential zoned lot and the exhibition period was consequently extended to 4 September 2026. The applicant's response to the 28 day notification email and DAS's confirmation of the prior advice are at **Bookmarks D7 and D8** respectively.

On 25 August 2026, the applicant was further notified via email (refer **Bookmark D9**) that the previous advice provided on 6 August 2026 regarding the correct number and location of exhibition signs, was insufficient to address the intent of the regulations.

To comply with Section 6A(3)(a) of the *NT Planning Regulations 2000*, which requires *exhibition signs to be posted on, or within a reasonable distance from, each public road frontage of the land*, the application was required to be re-exhibited for 28 days during which time signs are placed on each of the five (5) road frontages adjacent to the site. This resulted in the correct exhibition of this application between 26 August and 23 September 2026.

On 26 August 2026, the applicant's response included a final exhibition sign location map (Refer **Bookmarks D10 and D11**) showing a sign placed on each public road frontage in accordance with regulations.

2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

An application is required for planning permission as the proposal is *Impact Assessable*. While Club and Leisure and recreation are *Merit Assessable* uses in Zone OR (Organised Recreation), they are prohibited in Zone LMR (Low-Medium Density Residential).

The application is *Impact Assessable* under Clause 1.9(c)ii where prohibited ancillary uses in Zone LMR not defined in the definition of the primary use of the land in Schedule 2, of which leisure and recreation is one, are *Impact Assessable*.

Zone OR (Organised Recreation)				
Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Specific Development Requirements**
Club	Merit 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	5.5.3 General Building and Site Design 5.8.3 Club 5.8.5 Leisure and Recreation
Leisure and recreation	Merit Assessable			
Zone LMR (Low-Medium Density Residential)				
Club	Prohibited	N/A	N/A	N/A
Ancillary Leisure and recreation	Impact Assessable		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	5.5.3 General Building and Site Design 5.8.5 Leisure and Recreation

The exercise of discretion by the consent authority that applies is Clause 1.10(4).

3. ASSESSMENT SYNOPSIS

This report concludes that the Authority should consider approving the application subject to conditions on the development permit as detailed in section 9 of this report.

4. BACKGROUND

The 12.89 ha site contains the Tracy Village Sports and Social Club (Social Club) and Tracy Village Sports Precinct (Sports Precinct) and is surrounded by Zone LR (Low-Density Residential) and Zone LMR (Low-Medium Density Residential) apart from a section of Zone CP (Community Purpose) land containing education and commercial uses at the site's southwest corner.

The site includes three vehicle crossovers, a public left-in/left-out crossover from Henbury Avenue, a two-way public access crossover from Tambling Terrace, and two-way service access off Danimila Terrace. The application proposes to retain the shared use of the main car parking area between the social club and sports precinct patrons.



Figure 2 – site context

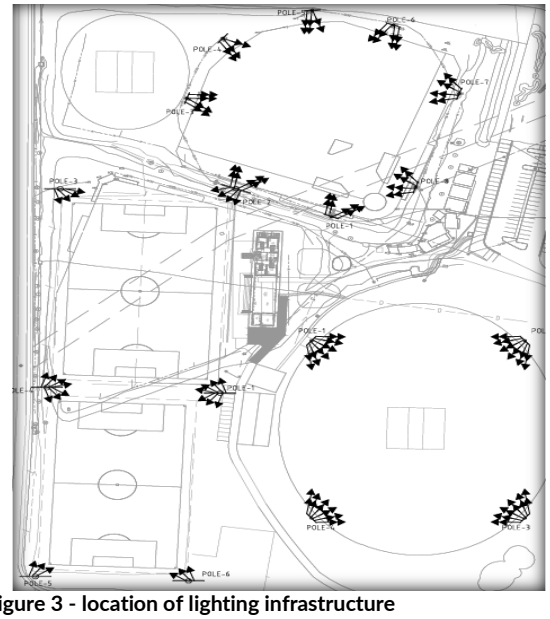


Figure 3 - location of lighting infrastructure

The following relevant planning approvals have been issued over the site, the copies of the permits and endorsed plans are provided at **Bookmark C**.

Development Permit or compliance check	Approved purpose	Date of Issue	DAS comments
DV1470	Extensions to existing club	26 February 1982	-
DP02/0139	Vary DV1470 to allow shadecloth structure over smoking area	31 May 2002	-
DP05/0058	8 floodlights to an existing baseball field	22 March 2005	-
PA2004/0822 – compliance check	Changerooms and public toilets (existing AFL/cricket changerooms)	11 November 2005	The changerooms were assessed as sports and recreation under the former Darwin Town Plan (DTP) 1990, where Clause 21.4 (Parking Assessed by Authority) allowed the Authority to determine the car parking requirement for uses not

			listed in the table to Clause 21.1 (Car Parking), of which sports and recreation was one. It is noted that the 68 car parking spaces associated with existing AFL/cricket changerooms were not constructed and that informal parking is provided along the field's permitter.
DP06/0140	Licensed canteen	24 February 2006	-
DP06/0618	Temporary demountable for use a club room (existing AFL/cricket clubroom)	18 December 2006	DP06/0618 approved a nil parking requirement under Clause 21.2 (Reduction in Parking Requirements) of the DTP 1990 due to the extent of car parking in the vicinity. It is noted that DP06/0618 required the removal of the temporary demountable structure within 4 years.
DP09/0327	refurbishment and extensions to existing buildings (licensed club)	2 February 2009	-
DP09/0327A	Addition of 2 smoking areas and a roof structure over existing beer garden area	10 May 2010	It is noted that the car parking calculation in the endorsed drawings is based on the club use only.
PA2019/0059 – compliance check	Shade Structure (cricket nets adjacent to Tambling Avenue)	19 February 2019	-
DP2026/0217	Telecommunications facility with 30m high monopole and associated antennas and equipment shelters	20 August 2026	-

5. PUBLIC EXHIBITION

The application was exhibited for a corrected period of 28 days between 26 August and 23 September 2026, however, first commenced exhibition on 7 August 2026. 11 public submissions were received under section 49(1) of the *Planning Act 1999*, which are summarised under the heading for section 51(1)(e) below.

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

Section 51 of the *Planning Act 1999* provides that in considering a development application the Authority must take into account a range of matter including compliance with the planning scheme.

The Northern Territory Planning Scheme 2020 (NTPS 2020) applies to the land and the proposed alterations and additions require consent under Clause 1.8 (When development consent is required). It is identified as Impact Assessable under Clause 1.8(1)(d)(ii); therefore,

the Strategic Framework (Darwin Regional Land Use Plan 2015), the purpose and outcomes of Zones LMR (Low-Medium Density Residential) and OR (Organised Recreation), and the relevant development requirements under Part 5, including clauses 5.2.4 (Car Parking Spaces), 5.2.5 (Loading Bays), 5.2.6 (Landscaping), 5.2.7 (Landscaping for development Adjacent to Land in Zones LR, LMR, MR or HR), 5.5.3 (General Building and Site Design), 5.8.3 (Club) and 5.8.5 (Leisure and Recreation), need to be considered.

As the application is Impact Assessable the exercise of discretion by the consent authority that applies is Clause 1.10(4) (Exercise of Discretion by the Consent Authority) of the NTPS2020.

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 the relevant parts of NTPS2020 is as follows:

Part 2: Strategic Framework

The Darwin Regional Land Use Plan (DRLUP) 2015 applies to the subject site and identifies the land for Urban / Peri-Urban development. The application is considered to support the intent of DRLUP as it is for alterations and additions are to an existing leisure and recreation, which will further integrate the sports precinct within an established urban area and improve sports participation and health outcomes among residents.

Part 3: Overlays

The site is not affected by any overlays.

Part 4: Zoning

Clause 4.3 Zone LMR (Low-Medium Density Residential)

The application is considered to be consistent with the purpose and relevant zone outcomes of Clause 4.3 Zone LMR (Low-Medium Density Residential) as the proposed development will provide for the leisure and recreation needs of the immediate community. The extent of the proposed works within Zone LMR land is minimal (relocated maintenance shed) with the remaining works wholly contained within the Zone OR parcel.

Clause 4.18 Zone OR (Organised Recreation)

The purpose of Zone OR is to *"Provide for the development of community and commercial facilities for organised recreation activities"*.

The application is considered to be consistent with the purpose of the zone as the proposed development will provide for the development of organised recreation activities on the site.

Zone Outcome 1 states *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.

The application is considered to support Zone Outcome 1 as the proposed alterations and additions to an existing leisure and recreation use will improve the sports facilities on the site and includes an outbuilding addition (Hellenic club house) with spectator seating and new and upgraded lighting infrastructure.

Zone Outcome 3 states *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.*

The application is considered to generally support Zone Outcome 3 as although club is anticipated as ancillary to the primary use of the land, the existing uses (club with ancillary leisure and recreation) are complimentary in the zone.

Zone Outcome 4(a-d) states *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;

The application includes the following comments regarding subclause (a):

The proposal delivers significant upgrades to an established district sporting precinct through the provision of contemporary sporting infrastructure, including the Hellenic Athletic Football Club changerooms and amenities, new playing surfaces, lighting, spectator facilities, pedestrian connections and associated site improvements. The works are consistent with the Tracy Village Sporting Precinct Master Plan and enhance the quality, functionality and visual presentation of the precinct while retaining its open landscaped character.

The proposed outbuilding addition (Hellenic club house) will be reasonably considered to make a positive contribution to the locality as it contains a large central breezeway/function area that leads onto covered spectator seating.

(b) minimise unreasonable impacts to the amenity of surrounding premises and any residential land;

The application includes the following comments regarding subclause (b):

The proposal is contained within an established sporting precinct and does not introduce a new land use. Specialist lighting has been designed to minimise light spill and glare beyond the site, while the location of infrastructure within the expansive sporting reserve and separation from surrounding residential development assists in limiting visual and operational impacts. Existing landscaping and open space further contribute to maintaining the amenity of adjoining properties.

It is noted that the Lighting Plans submitted with the application includes an obtrusive light compliance report, which assesses the flood light system for the 2 x football fields adjacent to Henbury Avenue and Tambling Terrace, as compliant with AS4282:2023 - Control of the effect of outdoor lighting.

c) mitigate the potential for land use conflict with existing and intended surrounding development;

The application includes the following comments regarding subclause (c):

The proposed works support and enhance the existing recreational use of the site, which has long operated as a community sporting precinct. The upgrades improve the functionality of the existing facilities without fundamentally altering the character or intensity of the established use. The proposal remains compatible with surrounding residential, educational and community land uses and aligns with the intended role of the precinct identified through strategic planning.

The site is bounded by residential zoned land except for Zone CP (Community Purpose) to the southeast that contains education and commercial uses. The application states the proposed lighting infrastructure will be compliant with AS4282:2023 - Control of the effect of outdoor lighting and that the proposed upgrades will not alter the intensity of the established use.

It is recommended the DCA consider asking the applicant to provide further comment during the hearing regarding the extent to which the assessment of the development's compliance with AS4282:2023 Control of the effect of outdoor lighting, took into consideration the potential intensification of the land use as a result of the proposed development.

d) avoid adverse impacts on the local road network;

The application includes the following comments regarding subclause (c):

Access arrangements to the TVSP remain via the established road network, with existing internal circulation and parking supporting the efficient operation of the precinct. The development is not expected to generate unreasonable traffic impacts beyond those associated with the ongoing use of the sporting precinct.

It is noted that the comments received from the City of Darwin (summarised under Section m below) did not raise any concerns regarding adverse impacts on the local road network. However, the DCA may wish to consider asking the applicant during the hearing to provide further comment regarding the extent to which potential traffic impacts from the growth in sports patronage as a result of the proposed development has been taken into consideration.

f) avoid any adverse impacts on ecologically important areas; and

The site is not within an ecologically important area. Comments have been sought from the Land Resource Division within DLPE.

g) allow passive surveillance of public spaces.

The application states *lighting, open playing fields and appropriately designed landscaping contribute to a safe environment by supporting passive surveillance and visibility throughout the precinct during both daytime and evening use.*

It is noted that the proposed upgrade works will likely result in increased foot traffic from the car parking area to the various facilities within the sports precinct.

Due to the likely increase in night time patronage of the site as a result of the proposed development, the DCA may wish to consider asking the applicant to provide further comment regarding how the development addresses the Community Safety Through Crime Prevention Principles relating to signage and lighting of footpaths and car parking areas.

Based on the above discussion the application is considered to be generally consistent with the purpose and outcomes of Zone OR (Organised Recreation), subject to confirmation of the lighting infrastructures compliance with AS4282:2023 prior to installation and the matters recommended for further discussion detailed above.

Part 5 – General and specific development requirements

These clauses have been considered and it is found that the application complies with the relevant part 5 requirements of the NTPS 2020, except for Clauses 5.2.1 (General Height Control). A copy of the technical assessment is provided at **Bookmark E**.

Clauses 5.2.1 (General Height Control)

The purpose of the clause is to *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.*

Sub-clause 6(b) requires building heights in areas outside of the Municipality of Alice Springs and not listed in Table B to be a maximum height of 8.5m where the proposed lighting poles exceed 8.5m as described below.

- 2 x new football fields – six (6) new lighting poles with maximum pole height of 26m, plus a lightning rod (Fields 3 and 4).
- 4 x new lighting to the AFL/Cricket field with maximum pole heights of 31m, plus a lightning rod (Field 4).
- Upgraded lights for combined softball/baseball fields (Field 5).

It is noted that administration subclause 1(a)(ii) exempts lighting rods from the 8.5m requirement.

Administratively, subclause 4 states *Except as set out in sub-clause 3, the consent authority may consent to a development that is not in accordance with sub-clause 6 if it is satisfied the building height is consistent with the intended character and amenity of the area, having regard to:*

(a) the heights of other buildings in the immediate vicinity; and

(b) measures taken to mitigate potential impacts (such as unreasonable overshadowing, or overlooking of dwellings and private open space) on abutting properties.

The application includes the following justification for the proposed variation:

> *The lighting pole height is dictated by technical design requirements to achieve compliant illumination levels across the playing surfaces, minimise glare and light spill beyond the site, reduce the number of poles required, and satisfy the relevant Australian Standards for community and competition-level sport. A lower pole height would require additional poles or increased lighting intensity, resulting in a greater physical and visual impact and potentially increased light spill to surrounding land.*
>
> *The lighting poles are slender, purpose-built structures with a relatively small footprint and will be located within an established sporting precinct where similar infrastructure is reasonably anticipated. They will not generate additional building bulk or result in an appreciable loss of amenity associated with conventional buildings exceeding the height limit. Their visual prominence is further moderated by the expansive nature of the sporting fields and the existing open character of the precinct.*
>
> *The proposal has been designed in conjunction with a specialist lighting assessment to ensure lighting is appropriately directed towards the playing surfaces and complies with applicable spill light and glare requirements, thereby protecting the amenity of adjoining residential properties and surrounding land uses.*

The proposed variation to the height requirement is considered acceptable in this instance for the following reasons:

- The 4 x new lighting poles proposed for the existing AFL/cricket field are consistent with the intended character and amenity of the area as they are located towards the centre of an existing sports precinct where similar infrastructure is reasonably anticipated and away from residential dwellings.

- The additional document submitted during the re-exhibited period, Tracy Village Sports Lighting Design includes a notation stating that compliance with AS2560.2:2021 (Sports lighting, Part 2: Specific applications) is provisional on confirmation of all design dimensions and pole locations and heights and that analysis of the site's topography should be taken into consideration when determining the actual required heights of each pole.

Based on the above discussion, the proposed variation to Clauses 5.2.1 (General Height Control) is supported as the proposed lighting system is reasonably considered to have been designed to mitigate impacts on surrounding properties subject to the matters recommended for further discussion detailed above.

Notwithstanding the above, the DCA may wish to consider asking the applicant for confirmation that the proposed lighting system will be fully compliant with AS2560:2:2021 (Sports lighting, Part 2: Specific applications) prior to installation and if site topography has been taken into consideration when determining the height of the lighting poles.

Although the application was assessed as complying with Clauses 5.2.4.1 (Car Parking Spaces) and 5.8.5 (Leisure and Recreation), these clauses warrant further discussion.

Clauses 5.2.4.1 (Car Parking Spaces)

Is noted that the technical assessment found there to be a significant existing car parking surplus on the site of 33 spaces. It is further noted that the car parking requirement for the proposed outbuilding addition with a Net Floor Area (NFA) of 252.9m^2 was assessed as leisure and recreation - club house. The club house therefor requires 5 spaces for every 100m^2 of NFA for, which generates a car parking requirement of 13 spaces (12.64 rounded up).

It is noted that the car parking requirement for leisure and recreation – club house, is based on the NFA of the proposed outbuilding addition rather than the number of fields or users.

Due to the potential increase in the capacity and patronage of the sports precinct as a result of the proposed development, the DCA may wish to consider asking the applicant if the existing car parking surplus on the site will be sufficient to cater for future demand, such as that expected during 'game days'.

Clause 5.8.5 (Leisure and Recreation)

Subclause 4 states *any structure associated with the use does not result in a significant loss of amenity for surrounding development, having regard to: (a) the extent and duration of lighting and overshadowing.*

It is noted that that The Tracy Village Sports Lighting Design document includes a notation stating floodlight system in accordance with the requirements of AS4282-2023 'Control of the

obtrusive effects of outdoor lighting' has been performed for non-curfew L1 conditions in an A3 - Medium district brightness environment.

While Tracy Village Sports Lighting Design document includes an assessment demonstrating compliance for non-curfew L1 conditions within an A3 - Medium District Brightness environment, the basis for adopting the A3 classification is not clearly explained within the submitted material.

The DCA may wish to consider, given the proximity of low density residential development to the sports precinct, asking the applicant to provide further comment on the selected district brightness category and confirm that it appropriately reflects the existing ambient lighting conditions surrounding the site.

Subclause 6 states *the operation of the use or development must take into account the amenity of the surrounding locality having regard to: (a) hours of operation; (b) maximum capacity of patrons; and (c) any other relevant aspects of the day-to-day operations of the use or developmen*t.

While the applicant states that the proposal will not substantially increase the patron capacity of the sports precinct, a number of public submissions received in support of the application highlight increased participation in football and growing demand for facilities. Several submissions refer to substantial growth in junior participation and indicate that Hellenic Football Club has more than 400 junior members. The submissions suggest that the proposed works may be intended, at least in part, to accommodate growing demand for organised sports.

While the existing use of the site for organised sports is noted, the DCA may wish to consider asking the application to provide further comment during the hearing regarding the extent to which the potential intensification of activities on the site has been assessed and whether any resulting impacts on the amenity of the surrounding locality have been appropriately considered.

(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 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

Eleven public submissions were received during the exhibition period under section 49 of the *Planning Act 1999* with respect to the proposal with one submission opposed to the proposal and 10 in support. The submissions are summarised as follows:

George and Trudi Maly, (**Bookmark G1**) raise the following concerns:

- Public exhibition – no signage along the site's frontage to Tambling Terrace. A request to include signage on Tambling Terrace and a 1 week extension to the exhibition period was made.

- Poor existing site management practices and uncontrolled development

- Lack of consultation on the development of the sports precinct Materplan.

- The impact of the existing lighting and leisure and recreation use on residents not acknowledged in the application or design proposal.

- The location of the new football fields and lighting adjacent to Henbury Avenue and Tambling Terrace, results in decreased landscaping and separation distances when adequate space is available further from boundaries, busy roads and residential area.

- Proximity of light poles to the boundary risk stray balls falling into Tambling Terrace or Henbury Avenue, which are major emergency routes for ambulances heading to the Royal Darwin Hospital.

DAS comments

The submitters concern regarding the public exhibition of the application are noted. The application was re-exhibited for 28 days to 23 September 2026 with signs placed on each of the five (5) road frontages adjacent to the site including Tambling Terrace. On 21 September 2026, the submitters were contacted via email (refer **Bookmark C13**) to confirm in writing that the proposal had been incorrectly exhibited and that the application was to be re-exhibited for 28 days in accordance Planning Regulations.

In relation to existing light impacts on residential dwellings at the site's boundary with Tambling Terrace, it is noted that DP05/0058 approved 8 floodlights to an existing baseball field to a total height of 30m. DP05/0058 issued a variation to Clause 22.5 (Height Limitations in Certain Zones) under the former Darwin Town Plan as the proposed floodlights were not expected to significantly adversely impact on the amenity of adjoining properties.

In relation to potential future light impacts on surrounding residential land, it is noted that the application is considered to comply with relevant Australian Standards (AS2560.2:2021 - Sports lighting, Part 2: Specific applications and AS4282:2023 - Control of the effect of outdoor lighting), subject to the further information recommended in this report.

In relation to the location of the 2 x new football fields and lighting poles, the proximity of the football fields and lighting poles to Henbury Avenue and Tambling Terrace is noted. It is further noted that the application states the existing landscaping along these frontages is to be retained.

In reaction to the potential for stray balls falling into Tambling Terrace or Henbury Avenue, it is noted that the designs show 6m high chain mesh fencing along the perimeter except for sections of 3.5m facing including at the corner junction of Henbury Avenue and Tambling Terrace where a roundabout is located.

The DCA may wish to consider asking the applicant to provide further comment as to why 6m fencing is not proposed along the extent of the site's frontage to Henbury Avenue and Tambling Terrace, where the new football fields are located.

In relation to the lack of consultation on the development of the masterplan, this is not considered a planning matter.

Iris Parimeros, Predro Rigas & Manuel Lolias (**Bookmarks G2-4**), submitted proforma submissions in support of the proposal that included the following matters:

- The social benefits to the community of Hellenic Football Club.
- Improved health and wellbeing among young people.
- The growth in participation in football with the club having over 400 child members.

Alex Boubaris, (**Bookmarks G5**) submitted a submission in support of the proposal that raised the following matters:

- The sports precinct has become an important, high-quality hub for community sport, inclusion, and healthy lifestyles.
- The sports precinct brings together players, parents, coaches, volunteers and supporters from diverse backgrounds.
- The increasing demand for football facilities in the area is highlighted by the club having over 400 young members.
- The benefit to future generations of participating in organised sports if the proposal is supported.

Chris Paradisis (**Bookmark G6)** submitted a submission in support of the proposal that raised the following matters:

- Upgraded facilities will boost participation in organised sports and provide a more welcoming environment for children and young people within the precinct.
- Upgraded facilities will lead to Increased sports participation among women and girls and enhances passive surveillance of the precinct and adjacent land.
- Upgraded facilities improve the safety of playing surfaces and the hours of operation of the precinct.

Laz Gikas, (**Bookmark G7**) submitted a submission in support of the proposal that raised the following matters:

- The proposed development will benefit to both club patrons and the wider community and create a healthier, connected community.
- The upgrades will provide opportunities for young people to develop teamwork, confidence and leadership skills.
- The proposed development will create a long-term community asset that caters for the growing demand for sports participation.

Peter Meyer (**Bookmark G8**) submitted a submission in support of the proposal that raised the following matters:

- The history of the site in facilitating organised sports for the community.
- The benefit of the financial investments in the future of the precinct and the wider community.
- Better and safer facilities for young people and families to come together.

Chrystalla Yiannitsaros (**Bookmark G9**) submitted a submission in support of the proposal that raised the following matters:

- The upgraded facilities will provide opportunities for children to be active, make friends, build confidence and develop important values.

Kaara Tweedie, (**Bookmark G10**) submitted a submission in support of the proposal that raised the following matters:

- The upgrades will enable greater versatility in how and when the facilities can be used.
- A more versatile precinct can cater for training, competition and community activities at different times of the day.
- The ability to play during the evening increases player comfort and participation.
- Evening games providing greater flexibility to clubs when planning fixtures.
- Well designed lighting improves visibility and contributes to a safer environment for participants and spectators.

Kevin Phang (**Bookmark G10**) submitted a submission in support of the proposal that raised the following matters:

- Revitalisation of the green and community spaces with better quality turf, irrigation and permitter fencing.
- Increased usability and safety of the sports facilities and grass roots participation.
- Flow on benefit to the Tracy Village Sports and Social Club.

The submitters comments in support of the proposed development are noted.

(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 Statement of Effect (SoE) includes the following comments regarding the merits of the proposed development;

- *The site is considered suitable for the intended purpose.*
- *The proposed alterations and additions are in line with the works proposed under the Tracy Village Sporting Precinct Master Plan.*
- *The intended use of the site is compatible with the surrounding area.*
- *The nature and scale of the proposed development is suitable to the local context.*
- *The development will not introduce negative impacts on the surrounding area. The proposed development for alterations and additions to the existing land use of Club and ancillary Leisure and Recreation (Tracy Village) is not expected to impact on the amenity of the area.*
- *The proposed alterations and additions to the existing Club and ancillary Leisure and Recreation is unlikely to result in any detrimental impacts in regard to noise, dust, light, emissions or the like that would be unreasonable in an Organised Recreation zone, noting the established nature of the sporting precinct.*
- *The development is not detrimental to the public interest.*

(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 facilities upgrades are entirely contained with the existing sports precinct.

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 alterations and additions without adversely affecting 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 to provide public facilities or public open space as part of the 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 initially place on public exhibition for 2 weeks from the 7 – 21 August 2026 and was subsequently reexhibited for 28 days to 23 September. The amended documentation received during the re-exhibition period was circulated to local and service authorities for comment.

This is summarised below:

Local Authority:

1. City of Darwin – **Bookmark H1**
The City of Darwin provided standard comments except for requesting conditions precedents in relation to stormwater, dilapidation, site construction and waste management.

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

Service Authority:

2. Power and Water Corporation – (Power Services) – **Bookmark H2**

Power Services advised the existing package substation on the site provides limited power supply to the existing club and that a maximum demand power calculation is required for the new club facilities and existing buildings.

Power Services advised there is an existing electrical supply easement for the existing underground cable route and package substation on the site and that Tracy Village Sports and Social Club are responsible for complying with all activities on the electricity easement.

Power services noted that the electrical supply easement shown on the Site Plan (Drawing N0. SK003) is incorrect.

DAS response: The applicant has advised that the site plan has been updated accordingly. Standard permit conditions and advisory notes are recommended to be applied to the permit to address the above comments.

3. Power and Water Corporation – (Water Services) - **Bookmark H3**

Water Services provided standard comments advised that the existing sewerage easement within the site is required to be retained and that structures must not be located on or over a water supply or sewerage easement.

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 H4**

Airport Development Group (ADG) advised that the site is approximately 5.6 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 maximum height of the football filed lighting to be 26m (51.3m AHD) and the AFL/cricket filed lighting to 31m (56.3 AHD) excluding the lightning rods, are below both the Obstacle Limitation Surface (OLS) and PANSOPS 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 H5**

The application was assessed by the relevant divisions within DLPE. Crown Land Estate reviewed the application and advised that Lot 9775 Town of Nightcliff is held by Tracy Village Social and Sports Club Inc as a Crown Lease in Perpetuity No. 2094 for the purpose of a sports club and ancillary uses.

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 application for alterations and additions to an existing leisure and recreation use (Tracy Village Sports Precinct) is an expected form of development in Zone OR (Organised Recreation) and is not expected to adversely affect the existing or future amenity of the locality. The proposed upgrades will improve the functionality and capacity of the sports precinct for participants and visitors and will contribution to community amenity through enhanced sporting and recreational opportunities. Given the site's long-standing recreational use, the

scale and nature of the proposed works are considered compatible with the surrounding residential development subject to the recommended conditions on the permit.

(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

In response to sub-clause (i), the application is considered to reasonably address the relevant principles in the Community Safety Design Guide.

In response to sub-clause (ii), water safety is not considered to be relevant to this proposal. It is noted that no pool facilities are proposed in this application anyway.

In response to sub-clause (iii), access for persons with disabilities is expected to be reviewed as part of building requirements and dealt with under the *Building Act 1993*. It is noted the application provides access for the persons with disability from the car parking area to the outbuilding addition.

(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 within 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 land owner 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 have been identified as warranting consideration.

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 Terrace, Lyons, Town of Nightcliff for the purpose of alterations and additions to a club and leisure and recreation, subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works, amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application but modified to show:
    a. bicycle racks provided for the outbuilding addition (Hellenic Club house)
    b. an annotation confirming the width of the new sections of footpath are a minimum 1m in to facilitate disabled access in accordance with AS 1428.1 (Design for access and mobility).

2. Prior to the commencement of works (including site preparation), an engineered plan completed by a suitably qualified civil engineer demonstrating the on-site collection of stormwater and its discharge into the local underground stormwater drainage system, shall be submitted to, and approved by the City of Darwin, to the satisfaction of the consent authority. The plan shall include details of site levels, and Council's stormwater drain connection point/s and connection details.

3. Prior to the commencement of works (including site preparation), City of Darwin requests that the Authority require the applicant to submit a Waste Management Plan outlining the ongoing waste disposal, storage, and removal arrangements for the site following the completion of construction. The plan must be prepared in accordance with City of Darwin's Waste Management Guidelines, which are available on City of Darwin's website or can be obtained by contacting City of Darwin.

4. Prior to the commencement of works (including site preparation), the applicant is to prepare a Site Construction Management Plan (SCMP) to the requirements of the City of Darwin, to the satisfaction of the consent authority. The SCMP should specifically address the impact to Council owned public spaces and include a waste management plan for disposal of waste to Shoal Bay, traffic control for affected City of Darwin roads,

haulage routes, storm water drainage & sediment control, use of City of Darwin land, and how this land will be managed during the construction phase.

5. Prior to the commencement of works (including site preparation), the applicant is to prepare a dilapidation report covering infrastructure within the road reserve to the requirements of the City of Darwin, to the satisfaction of the consent authority.

6. Prior to the commencement of works, a traffic impact assessment report is to be prepared by a suitably qualified traffic engineer, with attention to the modelling of the existing and future traffic demand as a result of the development, to the satisfaction of the consent authority.

GENERAL CONDITIONS

7. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.

8. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage, and electricity to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time. Please refer to notation 3 for more information.

9. 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.

10. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the City of Darwin, to the satisfaction of the consent authority.

11. Storage for waste disposal bins is to be provided to the requirements of City of Darwin to the satisfaction of the consent authority.

12. All works recommended by the traffic impact assessment are to be completed to the satisfaction of the consent authority.

13. Upon completion of any works within or impacting upon existing road reserves, the infrastructure within the road reserve shall be rehabilitated to the standards and requirements of the City of Darwin and returned to the condition as documented in the dilapidation report.

14. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street, in accordance with the requirements of City of Darwin, to the satisfaction of the consent authority.

15. Any gate over an access to a public road shall be placed on the subject site at least 4.5 metres from the face of the kerb line of the adjoining public road.

16. Gates associated with the development must not open outward onto the City of Darwin road reserve or public land. Any proposed gates are to open inward toward the property boundary.

17. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Darwin, to the satisfaction of the consent authority.

18. Before the use or occupation of the development starts, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
    a) constructed;
    b) properly formed to such levels that they can be used in accordance with the plans;
    c) surfaced with an all-weather-seal coat;
    d) drained;
    e) line marked to indicate each car space and all access lanes; and
    f) clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the consent authority.

    Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.

19. Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.

20. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

21. Oval lighting shall be design in-line with AS2560.1 / AS25060.2 series and AS4282 shall be taken into account. All designs shall be provided with a MIES certification for City of Darwin review and approval.

22. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consentauthority.

23. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the consent authority.

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 onsite 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. Due to provisions in the National Construction Code (NCC), the subject lots may need to be consolidated before a building permit can be issued.

4. There are statutory obligations under the *Waste Management and Pollution Control Act 1998* (WMPC Act) that require all persons to take all measures that are reasonable and practicable to prevent or minimise pollution or environmental harm and reduce the amount of waste. The proponent is required to comply at all times with the WMPC Act, including the General Environmental Duty under section 12 of the WMPC Act. There is also requirement to obtain an authorisation prior to conducting any of the activities listed in Schedule 2 of the WMPC Act. Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority (NT EPA) website https://ntepa.nt.gov.au/publications-andadvice/environmentalmanagement. To help satisfy the General Environmental Duty, the proponent is advised to take notice of the list of environmental considerations below. The list is not exhaustive and the proponent is responsible for ensuring their activities do not result in noncompliance with the WMPC Act. The WMPC Act, administered by the NT EPA, is separate to and not reduced or affected in any way by other legislation administered by other departments or authorities. The NT EPA may take enforcement action or issue statutory instruments should there be non-compliance with the WMPC Act.

   The proponent is advised to take notice of the schedule of environmental considerations provided by OLPE. The Act, administered by the Northern Territory Environment Protection Authority, is separate to and not reduced or affected in any way by other legislation administered by other Departments or Authorities. The Environment Operations Branch of the Environment Division may take enforcement action or issue statutory instruments should there be non-compliance with the Act.

5. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into City of Darwin drains or to any watercourse.

6. In accordance with City of Darwin By-Laws, prior to occupation, the applicant shall ensure that a building number is displayed in a position clearly visible from the street. The number must be visible against the background on which it is placed, to the satisfaction and at no cost to City of Darwin.

7. The finish of any Prime Identification sign, if erected, shall be such that, if illuminated, day and night readability is the same and is of constant display (i.e. not flashing or variable message).
   The sign shall be positioned:
   a. as not to create sun or headlight reflection to motorists; and
   b. be located entirely (including foundations and aerially) within the subject lot.

   Notwithstanding the approved plans, all signage is subject to City of Darwin approval, at no cost to Council.

8. 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.

9. Any proposed works which fall within the scope of the *Construction Industry Long Service Leave and Benefits Act 2005* must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the\ commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

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 alterations and additions require consent under Clause 1.8 (When development consent is required). It is identified as Impact Assessable under Clause 1.8(1)(d)(ii); therefore, the Strategic Framework (Darwin Regional Land Use Plan 2015), the purpose and outcomes of Zones LMR (Low-Medium Density Residential) and OR (Organised Recreation), and relevant development requirements under Part 5, including clauses 5.2.4 (Car Parking Spaces), 5.2.5 (Loading Bays), 5.2.6 (Landscaping), 5.2.7 Landscaping for development Adjacnet to Land in Zones LR, LMR, MR or HR, 5.5.3 General building and Site Design, 5.8.3 Club and 5.8.5 Leisure and Recreation, need to be considered.
   As the application is Impact Assessable the exercise of discretion by the consent authority that applies is Clause 1.10(4) (Exercise of Discretion by the Consent Authority) of the NTPS2020.

   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;
   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 the relevant parts of NTPS2020 is as follows:

   Part 2: Strategic Framework

   The Darwin Regional Land Use Plan (DRLUP) 2015 applies to the subject site and identifies the land for Urban / Peri-Urban development. The application is considered to support the intent of DRLUP as it is for alterations and additions are to an existing leisure and recreation, which will further integrate the sports precinct within an established urban area and improve sports participation and health outcomes among residents.

   Part 3: Overlays

   The site is not affected by any overlays.

   Part 4: Zoning

   Clause 4.3 Zone LMR (Low-Medium Density Residential)

   The application is considered to be consistent with the purpose and relevant zone outcomes of Clause 4.3 Zone LMR (Low-Medium Density Residential) as the proposed development will provide for the leisure and recreation needs of the immediate

community. The extent of the proposed works within Zone LMR land is minimal (relocated maintenance shed) with the remaining works wholly contained within the Zone OR parcel.

Clause 4.18 Zone OR (Organised Recreation)

The purpose of Zone OR is to *"Provide for the development of community and commercial facilities for organised recreation activities"*.

The application is considered to be consistent with the purpose of the zone as the proposed development will provide for the development of organised recreation activities on the site.

Zone Outcome 1 states *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.*

The application is considered to support Zone Outcome 1 as the proposed alterations and additions to an existing leisure and recreation use will improve the sports facilities on the site and includes an outbuilding addition (Hellenic club house) with spectator seating and new and upgraded lighting infrastructure.

Zone Outcome 3 states *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*.

The application is considered to generally support Zone Outcome 3 as although club is anticipated as ancillary to the primary use of the land, the existing uses (club with ancillary leisure and recreation) are complimentary in the zone.

Zone Outcome 4(a-d) states *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;

The application includes the following comments regarding subclause (a):

The proposal delivers significant upgrades to an established district sporting precinct through the provision of contemporary sporting infrastructure, including the Hellenic Athletic Football Club changerooms and amenities, new playing surfaces, lighting, spectator facilities, pedestrian connections and associated site improvements. The works are consistent with the Tracy Village Sporting Precinct Master Plan and enhance the quality, functionality and visual presentation of the precinct while retaining its open landscaped character.

The proposed outbuilding addition (Hellenic club house) will be reasonably considered to make a positive contribution to the locality as it contains a large central breezeway/function area that leads onto covered spectator seating.

(b) minimise unreasonable impacts to the amenity of surrounding premises and any residential land;

The application includes the following comments regarding subclause (b):

The proposal is contained within an established sporting precinct and does not introduce a new land use. Specialist lighting has been designed to minimise light spill and glare beyond the site, while the location of infrastructure within the expansive sporting reserve and separation from surrounding residential development assists in limiting visual and operational impacts. Existing landscaping and open space further contribute to maintaining the amenity of adjoining properties.

It is noted that the Lighting Plans submitted with the application includes an obtrusive light compliance report, which assesses the flood light system for the 2 x football fields adjacent to Henbury Avenue and Tambling Terrace, as compliant with AS4282:2023 - Control of the effect of outdoor lighting.

c) mitigate the potential for land use conflict with existing and intended surrounding development;

The application includes the following comments regarding subclause (c):

The proposed works support and enhance the existing recreational use of the site, which has long operated as a community sporting precinct. The upgrades improve the functionality of the existing facilities without fundamentally altering the character or intensity of the established use. The proposal remains compatible with surrounding residential, educational and community land uses and aligns with the intended role of the precinct identified through strategic planning.

The site is bounded by residential zoned land except for Zone CP (Community Purpose) to the southeast that contains education and commercial uses. The application states the proposed lighting infrastructure will be compliant with AS4282:2023 - Control of the effect of outdoor lighting and that the proposed upgrades will not alter the intensity of the established use.

It is recommended the DCA consider asking the applicant to provide further comment during the hearing regarding the extent to which the assessment of the development's compliance with AS4282:2023 Control of the effect of outdoor lighting, took into consideration the potential intensification of the land use as a result of the proposed development.

d) avoid adverse impacts on the local road network;

The application includes the following comments regarding subclause (c):

Access arrangements to the TVSP remain via the established road network, with existing internal circulation and parking supporting the efficient operation of the precinct. The development is not expected to generate unreasonable traffic impacts beyond those associated with the ongoing use of the sporting precinct.

It is noted that the comments received from the City of Darwin (summarised under Section m below) did not raise any concerns regarding adverse impacts on the local road network. However, the DCA may wish to consider asking the applicant during the hearing to provide further comment regarding the extent to which potential traffic impacts from the growth in sports patronage as a result of the proposed development has been taken into consideration.

f) avoid any adverse impacts on ecologically important areas; and

The site is not within an ecologically important area. Comments have been sought from the Land Resource Division within DLPE.

g) allow passive surveillance of public spaces.

The application states *lighting, open playing fields and appropriately designed landscaping contribute to a safe environment by supporting passive surveillance and visibility throughout the precinct during both daytime and evening use.*

It is noted that the proposed upgrade works will likely result in increased foot traffic from the car parking area to the various facilities within the sports precinct.

Due to the likely increase in night time patronage of the site as a result of the proposed development, the DCA may wish to consider asking the applicant during the hearing to provide further comment regarding how the development addresses the Community Safety Through Crime Prevention Principles relating to signage and lighting of footpaths and car parking areas.

Based on the above discussion the application is considered to be generally consistent with the purpose and outcomes of Zone OR (Organised Recreation), subject to confirmation of the lighting infrastructures compliance with AS4282:2023 prior to installation and the matters recommended for further discussion detailed above.

Part 5 – General and specific development requirements

These clauses have been considered and it is found that the proposal complies with the relevant part 5 requirements of the NTPS 2020, except for Clauses 5.2.1 (General Height Control). A copy of the technical assessment is provided at **Bookmark E**.

Clauses 5.2.1 (General Height Control)

The purpose of the clause is to *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.*

Sub-clause 6(b) requires building heights in areas outside of the Municipality of Alice Springs and not listed in Table B to be a maximum height of 8.5m where the proposed lighting poles exceed 8.5m as described below.

- 2 x new football fields – six (6) new lighting poles with maximum pole height of 26m, plus a lightning rod (Fields 3 and 4).
- 4 x new lighting to the AFL/Cricket field with maximum pole heights of 31m, plus a lightning rod (Field 4).
- Upgraded lights for combined softball/baseball fields (Field 5).

It is noted that administration subclause 1(a)(ii) exempts lighting rods from the 8.5m requirement.

Administratively, subclause 4 states *Except as set out in sub-clause 3, the consent authority may consent to a development that is not in accordance with sub-clause 6 if it is satisfied the building height is consistent with the intended character and amenity of the area, having regard to:*

(a) the heights of other buildings in the immediate vicinity; and
(b) measures taken to mitigate potential impacts (such as unreasonable overshadowing, or overlooking of dwellings and private open space) on abutting properties.

The application includes the following justification for the proposed variation:

The lighting pole height is dictated by technical design requirements to achieve compliant illumination levels across the playing surfaces, minimise glare and light spill beyond the site, reduce the number of poles required, and satisfy the relevant Australian Standards for community and competition-level sport. A lower pole height would require additional poles or increased lighting intensity, resulting in a greater physical and visual impact and potentially increased light spill to surrounding land.

The lighting poles are slender, purpose-built structures with a relatively small footprint and will be located within an established sporting precinct where similar infrastructure is reasonably anticipated. They will not generate additional building bulk or result in an appreciable loss of amenity associated with conventional buildings exceeding the height limit. Their visual prominence is further moderated by the expansive nature of the sporting fields and the existing open character of the precinct.

The proposal has been designed in conjunction with a specialist lighting assessment to ensure lighting is appropriately directed towards the playing surfaces and complies with applicable spill light and glare requirements, thereby protecting the amenity of adjoining residential properties and surrounding land uses.

The proposed variation to the height requirement is acceptable for the following reasons:

- The 4 x new lighting poles proposed for the existing AFL/cricket field are consistent with the intended character and amenity of the area as they are located towards the centre of an existing sports precinct where similar infrastructure is reasonably anticipated and away from residential dwellings.

- The additional document submitted during the re-exhibited period, Tracy Village Sports Lighting Design includes a notation stating that compliance with AS2560.2:2021 (Sports lighting, Part 2: Specific applications) is provisional on confirmation of all design dimensions and pole locations and heights and that analysis of the site's topography should be taken into consideration when determining the actual required heights of each pole.

Based on the above discussion, the proposed variation to Clauses 5.2.1 (General Height Control) is supported as the proposed lighting system is reasonably considered to have been designed to mitigate impacts on surrounding properties subject to the matters recommended for further discussion detailed above.

Although the application was assessed as complying with Clauses 5.2.4.1 (Car Parking Spaces) and 5.8.5 (Leisure and Recreation), these clauses warrant further discussion.

Clauses 5.2.4.1 (Car Parking Spaces)

Is noted that the technical assessment found there to be a significant existing car parking surplus on the site of 33 spaces. It is further noted that the car parking requirement for the proposed outbuilding addition with a Net Floor Area (NFA) of 252.9m^2 was assessed as leisure and recreation - club house. The club house therefor requires 5 spaces for every

100m^2 of NFA for, which generates a car parking requirement of 13 spaces (12.64 rounded up).

It is noted that the car parking requirement for leisure and recreation – club house, is based on the NFA of the proposed outbuilding addition rather than the number of fields or users.

Due to the potential increase in the capacity and patronage of the sports precinct as a result of the proposed development, the DCA may wish to consider asking the applicant if the existing car parking surplus on the site will be sufficient to cater for future demand, such as that expected during 'game days'.

Clause 5.8.5 (Leisure and Recreation)

Subclause 4 states *any structure associated with the use does not result in a significant loss of amenity for surrounding development, having regard to: (a) the extent and duration of lighting and overshadowing.*

It is noted that that The Tracy Village Sports Lighting Design document includes a notation stating floodlight system in accordance with the requirements of AS4282-2023 'Control of the obtrusive effects of outdoor lighting' has been performed for non-curfew L1 conditions in an A3 - Medium district brightness environment.

While Tracy Village Sports Lighting Design document includes an assessment demonstrating compliance for non-curfew L1 conditions within an A3 - Medium District Brightness environment, the basis for adopting the A3 classification is not clearly explained within the submitted material.

Subclause 6 states *the operation of the use or development must take into account the amenity of the surrounding locality having regard to: (a) hours of operation; (b) maximum capacity of patrons; and (c) any other relevant aspects of the day-to-day operations of the use or developmen*t.

While the applicant states that the proposal will not substantially increase the patron capacity of the sports precinct, a number of public submissions received in support of the application highlight increased participation in football and growing demand for facilities. Several submissions refer to substantial growth in junior participation and indicate that Hellenic Football Club has more than 400 junior members. The submissions suggest that the proposed works may be intended, at least in part, to accommodate growing demand for organised sports.

While the existing use of the site for organised sports is noted, the DCA may wish to consider asking the application to provide further comment during the hearing regarding the extent to which the potential intensification of activities on the site has been assessed and whether any resulting impacts on the amenity of the surrounding locality have been appropriately considered.

2. Pursuant to section 51(1)(e) of the *Planning Act 1999*, the consent authority, must take into consideration any submission made under Section 4, and any evidence or information received under Section 50, in relation to the development application.

   One (1) public submission was received during the exhibition period under Section 49 of the *Planning Act 1999* in opposition to the proposal.

   The concerns raised are summarised below:

- The application is not correctly exhibited, a request for signage on Tambling Terrace and a 1 week extension to the exhibition period.

- A history of poor site management, uncontrolled development and lack of consultation on the development of the masterplan.

- Existing light impacts on residents not acknowledged in the application or design proposal.

- The location of the new football fields and lighting adjacent to Henbury Avenue and Tambling Terrace, results in decreased landscaping and separation distances.

- Adequate space available for the new fields and lighting away from the boundary, busy roads and residential area.

- Risk of stray balls to traffic on Tambling Terrace or Henbury Avenue, which are major emergency routes for ambulances heading to Darwin Hospital.

In relation to existing and future lighting impacts on surrounding residential land and the location of the new football fields and light poles it is noted that the application is considered to comply with relevant Australian Standards (AS2560.2:2021 - Sports lighting, Part 2: Specific applications and AS4282:2023 - Control of the effect of outdoor lighting), subject to the further information recommended in this report. It is further noted that the application states the existing landscaping along the sites frontage to Henbury Avenue and Tambling Terrace are be retained.

The submitters concern regarding the potential for stray balls to impact local traffic is noted. It is recommended the DCA consider discussing the height of the fencing along these frontages with the applicant at the hearing to ensure any potential impacts on the local road network are sufficiently mitigated.

The ten (10) submissions in favour of the application are noted, which support the proposed development as it will provide a range of social and health benefits to the community through the provision of improved sporting infrastructure within the sports precinct.

3. 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 facilities upgrades are entirely contained with the existing sports precinct.

   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 alterations and additions without adversely affecting surrounding land.

4. 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 application for alterations and additions to an existing leisure and recreation use (Tracy Village Sports Precinct) is an expected form of development in Zone OR (Organised Recreation) and is not expected to adversely affect the existing or future amenity of the locality. The proposed upgrades will improve the functionality and capacity of the sports precinct for participants and visitors and will contribution to community amenity through enhanced sporting and recreational opportunities. Given the site's long-standing recreational use, the scale and nature of the proposed works are considered compatible with the surrounding residential development subject to the recommended conditions on the permit.

AUTHORISED: .....

PLANNER – URBAN PLANNING
DEVELOPMENT ASSESSMENT SERVICES

Map created Thu Oct 01 08:41:43 ACST 2026



Map Center: 130° 53' 15.3" E, 12° 21' 50.9" S

Legend

- General Lines
- Road Boundaries
- ANEF Darwin 2030
- 2030
- Land in Proximity to Airports

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

Street Numbers

Parcel Numbers

- Cadastre
- Coastline

Created by SAPAL

Bottom Left: 130° 53' 05", -12° 21' 57"
Top Right: 130° 53' 25", -12° 21' 44"
Approximate Scale: 1:4,300
Datum: GDA 1994
Data for information purposes only
- accuracy not guaranteed
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NOTICE OF PROPOSED DEVELOPMENT
SUBMISSIONS CLOSE: MIDNIGHT, 23 SEPT. 2026
APPLICATION REF: PA2026/0251
APPLICANT: Tatam Planning Co.; Tracy Village
ADDRESS: Lot 9775 Town of Nightcliff (29 Tandilla Terrace, Lyons)
ZONE(S): OR (Organised Recreation) and LMR (Low-medium Density Residential)
PROPOSAL: Alterations and additions to an existing Club and leisure and recreation
VIEW THE APPLICATION AND LODGE A SUBMISSION:
ONLINE:
DARWIN
PHONE:
POST:
EMAIL:

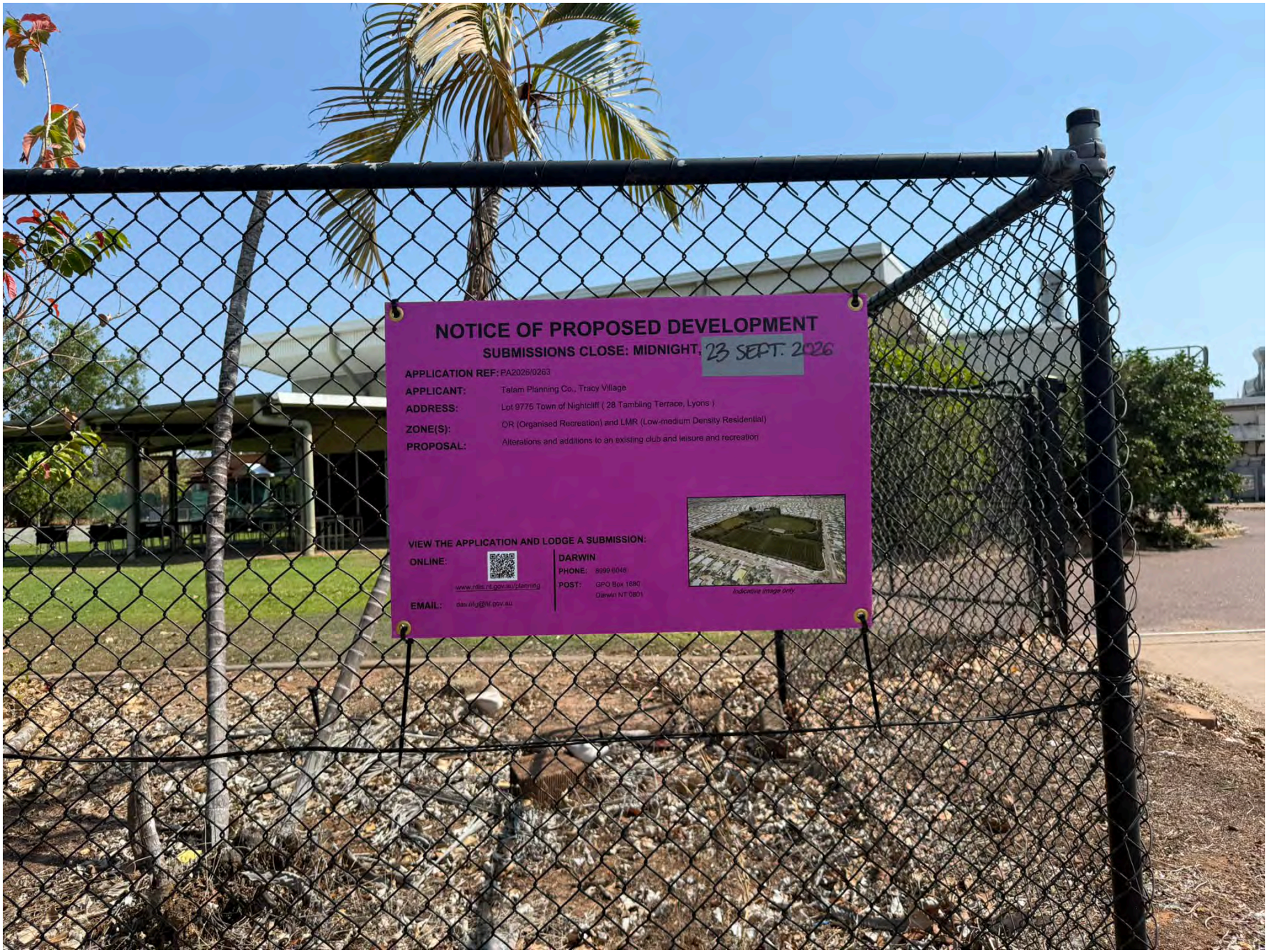

NOTICE OF PROPOSED DEVELOPMENT
SUBMISSIONS CLOSE: MIDNIGHT, 23 SEPT 2026
APPLICATION REF: PA2026/0283
APPLICANT: Tolam Planning Co., Tracy Village
ADDRESS: Lot 9775 Town of Nightcliff (28 Tambling Terrace, Lyons)
ZONE(S): OR (Organised Recreation) and LMR (Low-Medium Density Residential)
PROPOSAL: Alterations and additions to an existing club and leisure and recreation
VIEW THE APPLICATION AND LODGE A SUBMISSION:
ONLINE:
EMAIL:
DARWIN
PHONE:
POST:


NOTICE OF PROPOSED DEVELOPMENT
SUBMISSIONS CLOSE: MIDNIGHT, 23 SEPT. 2026
APPLICATION REF: PA2026/0263
APPLICANT: Tatam Planning Co., Tracy Village
ADDRESS: Lot 9775 Town of Nightcliff (28 Tambling Terrace, Lyons)
ZONE(S): OR (Organised Recreation) and LMR (Low-medium Density Residential)
PROPOSAL: Alterations and additions to an existing club and leisure and recreation
VIEW THE APPLICATION AND LODGE A SUBMISSION:
ONLINE:
www.ntlis.nt.gov.au/planning
EMAIL: das.ntp@nt.gov.au
DARWIN
PHONE: 8999 6046
POST: GPO Box 1680
Darwin NT 0801
Indicative image only


NOTICE OF PROPOSED DEVELOPMENT
SUBMISSIONS CLOSE: MIDNIGHT, 23 SEPT 2026
APPLICATION REF: PA2026/0263
APPLICANT: TATAM PLANNING CO
ADDRESS: LOT 9775 TOWN OF NIGHTCLIFF (25 TAMBLING TERRACE, LYONS
ZONE(S): OR (ORGANISED RECREATION); LMR (LOW-MED DENSITY RES)
PROPOSAL: ALTS + ADDITIONS TO AN EXISTING 'CLUB' AND 'LEISURE + RECREATION'
[redacted]
VIEW THE APPLICATION AND LODGE A SUBMISSION:
ONLINE:
DARWIN
ALICE SPRINGS
KATHERINE
EMAIL:


NOTICE OF PROPOSED DEVELOPMENT
SUBMISSIONS CLOSE: MIDNIGHT, 23 SEPT 2026
APPLICATION REF: PA2026/0263
APPLICANT: TATAM PLANNING CO.; TRACY VILLAGE
ADDRESS: LOT 9775 TOWN OF NIGHTCLIFF (28 TAMBLING TERRACE, LYONS)
ZONE(S): OR (ORGANISED RECREATION); LMR (LOW-MED DENSITY RES)
PROPOSAL: ALTS + ADDITIONS TO AN EXISTING 'CLUB' AND 'LEISURE + RECREATION'
[redacted]
VIEW THE APPLICATION AND LODGE A SUBMISSION:
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ALICE SPRINGS
PHONE: 8951 9200
POST: PO Box 2130 Alice Springs NT 0871
KATHERINE
PHONE: 8973 8926
POST: PO Box 2300 Katherine NT 0851


NOTICE OF PROPOSED DEVELOPMENT


NOTICE OF PROPOSED DEVELOPMENT
SUBMISSIONS CLOSE: MIDNIGHT, 23 SEPT. 2026
APPLICATION REF: PA2026/0263
APPLICANT: Tatam Planning Co., Tracy Village
ADDRESS: Lot 9775 Town of Nightcliff (28 Tambling Terrace, Lyons)
ZONE(S): OR (Organised Recreation) and LMR (Low-medium Density Residential)
PROPOSAL: Alterations and additions to an existing club and leisure and recreation
Indicative image only
VIEW THE APPLICATION AND LODGE A SUBMISSION:
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www.ntlis.nt.gov.au/planning
EMAIL: das.info@nt.gov.au
DARWIN
PHONE: 8999 6046
POST: GPO Box 1680
Darwin NT 0801


NOTICE OF PROPOSED DEVELOPMENT
SUBMISSIONS CLOSE: MIDNIGHT 23 SEPT 2024
APPLICANT:
ADDRESS:
ZONE(S):
PROPOSAL:
VIEW THE APPLICATION AND LODGE A SUBMISSION
ONLINE:
EMAIL:
DARWIN


NOTICE OF PROPOSED DEVELOPMENT
SUBMISSIONS CLOSE: MIDNIGHT, 23 SEPT. 2026
APPLICATION REF: PA2026/0263
APPLICANT: Tatam Planning Co., Tracy Village
ADDRESS: Lot 9775 Town of Nightcliff (28 Tambling Terrace, Lyons)
ZONE(S): OR (Organised Recreation) and LMR (Low-medium Density Residential)
PROPOSAL: Alterations and additions to an existing club and leisure and recreation
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, 23 SEPT. 2026
APPLICATION REF: PA2026/0263
APPLICANT: TATAM PLANNING CO.
ADDRESS: LOT 9775 TOWN OF NIGHTCLIFF (28 TANBLING TERRACE, LYONS)
ZONE(S): CR (ORGANISED RECREATION); LMR (LOW-MED RES).
PROPOSAL: ALTS + ADDITIONS TO EXISTING 'CLUB' AND ANCILLARY LEISURE + RECREATION.
[redacted]
VIEW THE APPLICATION AND LODGE A SUBMISSION:
ONLINE:
EMAIL:
DARWIN
PHONE:
POST:
ALICE SPRINGS
PHONE:
POST:
KATHERINE
PHONE:
POST:


NOTICE OF PROPOSED DEVELOPMENT
SUBMISSIONS CLOSE: MIDNIGHT, 23 SEPT. 2026
APPLICATION REF: PA2026/0263
APPLICANT: TATAM PLANNING CO., TRACY VILLAGE
ADDRESS: LOT 9775 TOWN OF NIGHTCLIFF (28 TAMBLING TERRACE, LYONS)
ZONE(S): CR (ORGANISED RECREATION); LMR (LOW-MED RES).
PROPOSAL: ALTS + ADDITIONS TO EXISTING 'CLUB' AND ANCILLARY LEISURE + RECREATION.
[redacted]
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
ALICE SPRINGS
PHONE: 8951 9200
POST: PO Box 2130 Alice Springs NT 0871
KATHERINE
PHONE: 8973 8620
POST: PO Box 3080 Katherine NT 0851

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	Catriona Tatam Tatam Planning Co.		
Address	PO Box 2224 Darwin NT 0801		
Phone	0415 933 635	**Email**	cat@tatamplanningco.com.au
Persons on whose behalf the application is made:			
Person/s on whose behalf the application is made:	Tracy Village Social and Sports Club Inc.		
Address	PO Box 40369, Casuarina NT 0811		
Phone	(08) 8980 4777	**Email**	
The applicant is hereby authorised to lodge a development application over the subject land described as:			
***Lot/NT portion**	Lot 9775		
***Location/town**	Town of NIghtcliff		
***Street address**	28 Tambling Terrace, Lyons		

NORTHERN TERRITORY GOVERNMENT

The application is for the purpose of:	
Proposed development *Brief description of proposed development*	Proposed Alterations and Additions to Existing Leisure and Recreation and Club uses (Tracy Village Sporting Precinct)

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 and Sports Club Inc.		
^Title *(e.g. director/authorised representative)*	Treasurer		
Phone	0437376708	Email	treasurer@tracyvillage.com
*Signature			
*Date	23 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	Refer separate Authorisation from Crown Land Estate		
^Company name			
^Title *(e.g. director/authorised representative)*			
Phone		**Email**	
Any Persons with an interest in the land			
^Full name	Hellenic Athletic Club (HAC)		
^Company name	Hellenic Athletic Club (HAC)		
^Title *(e.g. director/authorised representative)*	Not-for-profit orgganisation		
Phone		**Email**	hellenicac@gmail.com

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.

NORTHERN TERRITORY GOVERNMENT
Department of LANDS, PLANNING AND ENVIRONMENT

Level 5 Energy House
18-20 Cavenagh Street
DARWIN NT 0801

Postal address
GPO Box 1680
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E crownland.estate@nt.gov.au

T 08 8999 6886

File reference
CLP2194~0015

27 July 2026

Ms Marie-Louise Pearson
President – Tracy Village Social & Sports Club

Sent by email to: president@tracyvillage.com.au

cc: cat@tatamplanningco.com.au

Dear Ms Pearson

Re: Authorisation to lodge Development Application – Lot 9775 Town of Nightcliff

Approval is granted to Tracy Village Social and Sports Club Inc (ABN 38 463 774 929) and its agent, Tatam Planning Co. to lodge an application over Lot 9775, Town of Nightcliff (28 Tambling Terrace, Lyons) held under Crown Lease Term 2194 for the purpose of alterations and additions to existing club with ancillary leisure and recreation in accordance with the requirements of the *Planning Act 1999*.

In providing this authorisation this Department in no way endorses the contents of the application but merely provides authorisation for the application to be lodged and considered by the Development Consent Authority.

Any future request to vary the development permit must be referred to Crown Land Estate prior to further authorisation being provided.

Should you have nay queries regarding his matter, please contact Susan Webb, A/Manager Land Transactions by telephone (80)8999 6240 or email susan.webb@nt.gov.au.

Yours sincerely

Simon Flavel
A/Director Land Transactions

tatam planning co.

STATEMENT OF EFFECT

JULY 2026 (V2)

ALTERATIONS & ADDITIONS TO EXISTING CLUB AND ANCILLARY LEISURE & RECREATION

TRACY VILLAGE SPORTING PRECINCT

28 TAMBLING TERRACE, LYONS

LOT 9775 TOWN OF NIGHTCLIFF

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SUMMARY.

DEVELOPMENT APPLICATION DETAILS.	
Proposed Development.	Alterations and Additions to existing Club with ancillary Leisure & Recreation (Tracy Village Sporting Precinct)
Site Address.	28 Tambling Terrace, Lyons (Lot 9775 Town of Nightcliff)
Site Area.	128,900m² (12.98ha)
Easements.	Sewerage Easement to Power & Water Corporation
Owner Details.	Crown Lease to Tracy Village Social and Sports Club Inc.
Beneficiaries.	Crown Lands Estate Tracy Village Social and Sports Club Inc. Hellenic Athletic Football Club
Applicant.	Tatam Planning Co.
Contact Address.	PO Box 2224 Darwin NT 0820.
Contact Person.	Catriona Tatam.
Contact Email.	cat@tatamplanningco.com.au
Job Reference.	J0190

PLANNING SCHEME DETAILS.	
Planning Scheme.	Northern Territory Planning Scheme 2020.
Defined Use(s).	→ Club → Leisure and Recreation
Zone.	OR (Organised Recreation) LMR (Low Medium Density Residential)
Category of Assessment.	Impact Assessable (by virtue of land use permissibility in the NT Planning Scheme).
Consent Authority.	Darwin Division of the Development Consent Authority or delegate.
Overlays.	None Identified.
Regional Land Use Plan.	Darwin Regional Land Use Plan.
Sub Regional Land Use Plan.	None Identified.
Area Plan.	None Identified
Variations Identified	Clause 5.2.1 – General Building Height

1. INTRODUCTION.

1.1 DEVELOPMENT APPLICATION.

Tatam Planning Co. has been engaged by Byrne Consultants and D&P Management (Principal Consultant) on behalf of Tracy Village Social and Sports Club Inc. to prepare a Development Application for proposed alterations and additions to an existing Club and ancillary Leisure and Recreation at 28 Tambling Terrace, Lyons (Lot 9775 Town of Nightcliff). The site is identified as the Tracy Village Sports Precinct.

The proposed works relate to Phase 1 works in line with the Tracy Village Masterplan, and include the construction of the new Hellenic Clubhouse, new sporting fields, lighting and incidental works.

The site is primarily located within Zone OR (Organised Recreation) under the Northern Territory Planning Scheme 2020 (NTPS). It is noted that the site is also partially zoned LMR (Low Medium Density Residential) to the southernmost portion of the site, and that a minor portion of proposed works are located within Zone LMR.

The proposed development is defined under the NTPS as alterations and additions to a '*Club*' and ancillary '*Leisure and Recreation*', which are both Merit Assessable uses in Zone OR. However, a portion of the proposed works (associated with the ancillary Leisure & Recreation use) is located within Zone LMR. Clause 1.9 (Ancillary use and development) states '*Unless expressly provided for in this Planning Scheme: … (c) an ancillary use or development not specified in the definition of the primary use in Schedule 2 requires consent and the level of assessment that applies to the ancillary use or development is either: … ii. if Undefined or Prohibited it is Impact Assessable*'.

Therefore, in accordance with Section 44(a) of the *Northern Territory Planning Act 1999* (NTPA) and Section 1.8(c) of the NTPS, consent is required for the proposed Impact Assessable use (noting that the majority of proposed development is considered Merit Assessable within Zone OR). Pursuant to Section 44 of the NTPA, Tatam Planning Co. seeks consent on behalf of our client for the proposed use of the land.

1.2 CONTENTS OF THIS STATEMENT OF EFFECT.

This Statement of Effect has been prepared to support the required development application (DA). Included within this Statement of Effect are the following attachments:

- → **Attachment A.** Certificates of Title Documents
- → **Attachment B.** Site Survey
- → **Attachment C.** Site Aerial
- → **Attachment D.** Zoning Plan
- → **Attachment E.** Proposed Development Plans
- → **Attachment F.** Landscaping Plans
- → **Attachment G.** Lighting Plans
- → **Attachment H.** Tracy Village Masterplan

In preparing this Statement of Effect, Tatam Planning Co. has conducted a site and locality inspection, examined the development and site history, discussed the operation of the proposed development with the client, and considered the relevant provisions of the NTPS 2020.

1.3 OWNERSHIP OF THE SITE AND BENEFICIARIES.

The Certificates of Title identifies Tracy Village Social and Sports Club Inc. (TVSSC) as the owner of Lot 9775 Town of Nightcliff. Landowner authorisation has been obtained from TVSSC.

It is noted that the site is subject to a Crown Lease in Perpetuity. The purpose of the lease (Crown Lease in Perpetuity Ref. 2194) is for 'Sports Club and Ancillary'. Consent has been sought from Crown Land Estate to enable lodgement of the development application contained herein.

The Hellenic Athletic Football Club is identified as a beneficiary of the proposal, by virtue of the proposed new changeroom and amenities block for use by the club as part of the proposed works. The Hellenic Athletic Club is a not for profit organisation.

It is our understanding that no other persons are a beneficiary to this application other than those identified above.

Title documents for the site is provided in Attachment A.

1.4 PLANNING HISTORY OF THE SITE.

The Certificate of Title list the previous building and development approvals issued over the site, with some relevant planning permits detailed below:

- DP05/0058 – Floodlights for existing baseball field to a height of 32m. Approved 22 March 2005
- DP06/0140 – Licenced Canteen. Approved 24 February 2006
- DP06/0618 – Temporary demountable for use as clubroom. Approved 18 December 2006
- DP09/0327 – Refurbishments and extensions to Existing Buildings. Approved 24 April 2009.
- DP09/0327A – Addition of 2 Smoking areas and a roof structure over existing beer garden area. Approved 10 May 2010.

It is understood that the original 'Sports Club' and ancillary development is considered 'Deemed' development under Clause 45 of the *NT Planning Act 1999*.

Title documents for the site are provided in Attachment A.

2. SITE AND LOCALITY.

2.1 DESCRIPTION OF LOCALITY.

The subject site is located at 28 Tambling Terrace, Lyons, within the northern suburbs of Darwin, approximately 12 kilometres north-east of the Darwin CBD. The locality is characterised by predominantly low-density residential development, together with a number of significant community, educational and recreational facilities.

The site forms part of the established Tracy Village Sporting Precinct, a district-level sporting and recreation hub that accommodates a diverse range of sporting clubs and community activities, including baseball, softball, cricket, and AFL. The precinct continues to be the subject of staged redevelopment and investment to improve sporting infrastructure and community facilities.

Surrounding land uses comprise residential neighbourhoods in Lyons and Muirhead, Charles Darwin University to the south-east, Royal Darwin Hospital and associated health precinct to the west, and the Marrara Regional Sporting Precinct to the south. The locality is well connected via McMillans Road, Lee Point Road and Vanderlin Drive, with access to public transport and shared pedestrian and cycling infrastructure.

Land use patterns in the immediate locality of the site are depicted in the Zoning Plan provided in Attachment D.

2.2 DESCRIPTION OF THE SITE.

The subject site is 28 Tambling Terrace, Lyons (Lot 9775 Town of Nightcliff), being the Tracy Village Sporting Precinct (TVSP). TVSP is an extensive community sporting and recreation complex situated on a large allotment with frontage to Tambling Terrace.

The precinct is occupied by a number of sporting organisations and community groups, with the Tracy Village Social and Sports Club acting as a central hub. The site contains a range of established sporting facilities including baseball and softball diamonds, cricket and AFL ovals, spectator areas, change rooms, parking areas and associated ancillary infrastructure. The main club house includes bar areas, beer gardens, restaurant and bistro areas with function spaces.

Vehicle access is provided from Tambling Terrace, with substantial on-site parking supporting regular sporting competitions, training and community events. The site is generally level, extensively landscaped, and includes mature vegetation around its perimeter and between sporting facilities.

It functions as a significant recreational destination serving Darwin's northern suburbs and is currently undergoing long-term master planning to facilitate future upgrades and expansion of sporting infrastructure while maintaining its role as a multi-use community sporting precinct.

A Site Aerial Plan is provided at Attachment C. A Site Zoning Plan is provided at Attachment D.

3. PROPOSED DEVELOPMENT.

3.1 APPLICATION BACKGROUND.

The proposed development comprises works proposed under the Tracy Village Sporting Precinct Master Plan Phase 01 (Stages 1 and 2). These works include broader alterations/ additions to the existing leisure and recreation use, and addition of a 'Club' facility. The Tracy Village Master Plan (including current site layout) is provided at Attachment H.

The proposed works are detailed as follows:

- New Hellenic changeroom additions (which include changerooms, toilets, canteen and a multipurpose breezeway/function area).
- Removal of the existing softball field and junior cricket field
- Inclusion of 2 x new football fields (Fields 1 and 2)
- New flexi greenspace (identified as Field 3)
- Upgraded lighting to baseball diamond (Field 4)
- Lighting to Football fields (Fields 1 and 2) – six (6) lighting poles to a maximum pole height of 26m, plus a lightning rod (noting that the latter does not count towards the overall height of the structure, pursuant to Clause 5.2.1(1)(a)(i) of the NTPS 2020).
- Lighting to the AFL/Cricket field (Field 05) – four (4) lighting poles to a maximum pole height of 31m, plus a lightning rod (noting that the latter does not count towards the overall height of the structure, pursuant to Clause 5.2.1(1)(a)(i) of the NTPS 2020)
- Relocation of grounds and maintenance shed to the other side of the cricket nets
- Fencing, Landscaping, pathways and irrigation upgrades

A copy of the proposed development plans is provided at Attachment E. A Landscape Plan is provided at Attachment F. A Lighting Plan is provided at Attachment G.

It is noted that community consultation was undertaken as part of the master planning process, and it is understood that this development application will be publicly exhibited in line with the requirements of the *NT Planning Act 1999*.

4. SECTION 46(3)(A) OF THE NTPA – NT PLANNING SCHEME.

Section 46(3)(a) of the NTPA states that:

3) A development application is to contain the following:
a. an assessment demonstrating how the proposed development will comply with any planning scheme that applies to the land.

An assessment against the relevant sections of the NTPS is provided below.

4.1 PART 1 – GUIDANCE.

Part 1 of the NTPS provides guidance for the interpretation and administration of the document.

4.1.1 *Clause 1.8 - When Development Consent is Required.*

The primary use of the existing and proposed development, as defined in Schedule 2 of the NTPS 2020, is '*Club*'. Approved ancillary use is identified as *'Leisure and Recreation*'. These uses are defined within the NTPS 2020 as follows:

> *Club means premises used by persons associated for social, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the sale of alcoholic beverages and food to members and their guests;*
>
> *Leisure and Recreation means the provision indoors or outdoors of recreation, leisure or sporting activities and includes cinemas, theatres, sporting facilities, gymnasiums and the like as a commercial enterprise but does not include a club or community centre. The use can include where ancillary a bar-small, food premises-café / take away, food premises-restaurant, office, and shop;*

The proposed works to facilitate Phase 1 of the Tracy Village Masterplan are considered to be 'Alterations and Additions to an existing Club and ancillary Leisure & Recreation'.

A *Club* and ancillary *Leisure and Recreation* uses are Merit Assessable uses in Zone OR (Organised Recreation) and require consent pursuant to Clause 1.8(1)(b). However, a portion of the proposed works (associated with the ancillary Leisure & Recreation use) is located within Zone LMR.

Clause 1.9 (Ancillary use and development) states 'Unless expressly provided for in this Planning Scheme: … (c) an ancillary use or development not specified in the definition of the primary use in Schedule 2 requires consent and the level of assessment that applies to the ancillary use or development is either: … ii. if Undefined or Prohibited it is Impact Assessable'.

Therefore the assessment contained within this Statement of Effect has been undertaken in line with an 'Impact Assessable' proposal.

4.1.2 *Clause 1.10 – Exercise of Discretion.*

Pursuant to subclause 4, when considering an application for consent for a use or development identified as Impact Assessable, the Consent Authority must take into account all of the following:

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

This application therefore seeks consent for the proposed development pursuant to providing an assessment against the abovementioned NTPS clauses.

4.2 PART 2 – STRATEGIC FRAMEWORK.

Part 2 of the NTPS provides the strategic framework, comprising Regional Land Use Plans, Subregional Land Use Plans and Area Plans.

Clause 2.2 – Components and Operation of the Strategic Framework.

Pursuant to subclause 4 of Clause 2.2, the strategic framework guides the interpretation of all parts of the NTPS. Subregional Land Use Plans, Regional Land Use Plans and Strategic Planning Policies will guide interpretation of the Planning Scheme when:

1. *there is no applicable Area Plan;*
2. *the Area Plan does not provide guidance on a particular issue;*
3. *a use or development does not accord with an Area Plan; or*
4. *a new Area Plan is being created or a change is proposed to an existing Area Plan.*

The Certificate of Title identifies the Darwin Regional Land Use Plan (DRLUP) as being applicable to the site.

Clause 2.4 – Darwin Regional Land Use Plan.

The Land Use Structure Plan of the Darwin Regional Land Use Plan (DRLUP) identifies the site within the boundary of the 'Urban/ Peri-Urban' land use structure. The proposed use of the site for alterations and additions to an existing Club and ancillary Leisure and Recreation (Tracy Village) is consistent with this land use structure under the DRLUP.

The proposed works are consistent with the intent of the Darwin Regional Land Use Plan, which seeks to support a compact, well-serviced urban form and the timely provision of community infrastructure to meet population growth and changing demographic needs. The development contributes to the delivery of essential social and sporting infrastructure within an established urban area. The proposal aligns with DRLUP objectives relating to efficient use of serviced land, and the integration of community facilities into existing urban areas, without undermining planned future land use patterns or infrastructure provision.

4.3 PART 3 – OVERLAYS.

Part 3 of the NTPS details the overlays which identify areas of land that have specific development requirements. The Title identifies that no overlays are applicable to the site.

4.4 PART 4 – ZONES AND ASSESSMENT TABLES.

Part 4 of the NTPS details the zones, zone purposes and outcomes, and assessment tables.

4.4.1 *Clause 4.18 – Zone OR (Organised Recreation)*

The purpose of this zone is to provide for the development of community and commercial facilities for organised recreation activities.

An assessment against the zone outcomes is provided for below:

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.*

The proposed development is for alterations and additions to an existing 'Club' and ancillary 'Leisure and Recreation' use. The development will facilitate Phase 1 works in line with the Tracy Village Master Plan. The existing development, being the Tracy Village Sporting precinct, caters to the organised recreation needs of the community, and includes supporting infrastructure such as amenities blocks, outbuildings, spectator stands and lighting infrastructure. The proposed development seeks to add to the supporting infrastructure on site.

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.*

Not applicable to the proposed development.

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.*

The proposed development is for alterations and additions to an existing 'Club' and ancillary 'Leisure and Recreation' use. The development will facilitate Phase 1 works in line with the Tracy Village Master Plan.

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;

The proposal delivers significant upgrades to an established district sporting precinct through the provision of contemporary sporting infrastructure, including the Hellenic Athletic Football Club changerooms and amenities, new playing surfaces, lighting, spectator facilities, pedestrian connections and associated site improvements. The works are consistent with the Tracy Village Sporting Precinct Master Plan and enhance the quality, functionality and visual presentation of the precinct while retaining its open landscaped character.

(b) minimise unreasonable impacts to the amenity of surrounding premises and any residential land;

The proposal is contained within an established sporting precinct and does not introduce a new land use. Specialist lighting has been designed to minimise light spill and glare beyond the site, while the location of infrastructure within the expansive sporting reserve and separation from surrounding residential development assists in limiting visual and operational impacts. Existing landscaping and open space further contribute to maintaining the amenity of adjoining properties.

(c) mitigate the potential for land use conflict with existing and intended surrounding development;

The proposed works support and enhance the existing recreational use of the site, which has long operated as a community sporting precinct. The upgrades improve the functionality of the existing facilities without fundamentally altering the character or intensity of the established use. The proposal remains compatible with surrounding residential, educational and community land uses and aligns with the intended role of the precinct identified through strategic planning.

(d) avoid adverse impacts on the local road network;

Access arrangements to the TVSP remain via the established road network, with existing internal circulation and parking supporting the efficient operation of the precinct. The development is not expected to generate unreasonable traffic impacts beyond those associated with the ongoing use of the sporting precinct.

(e) provides safe and convenient pedestrian and bicycle access within the development and strong connections to external transport networks;

The proposal improves internal pedestrian connectivity through upgraded pathways linking sporting facilities, spectator areas and parking. The precinct remains accessible from the surrounding shared path network and local streets, supporting safe access for pedestrians and cyclists and encouraging active transport to and within the site.

(f) avoid any adverse impacts on ecologically important areas; and

The proposal is located entirely within an existing developed sporting precinct and does not extend into areas of identified ecological significance. Works are confined to previously disturbed land, with existing vegetation retained where practicable and landscaping incorporated to complement the established environment.

(g) allow passive surveillance of public spaces.

The layout of the upgraded facilities maintains clear sightlines across public areas, pedestrian routes and car parking areas. Lighting, open playing fields and appropriately designed landscaping contribute to a safe environment by supporting passive surveillance and visibility throughout the precinct during both daytime and evening use.

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.

Not applicable.

A copy of the proposed development plans is provided at **Attachment E.** A Landscape Plan is provided at **Attachment F.** A Lighting Plan is provided at **Attachment G.**

4.4.2 *Clause 4.3 – Zone LMR (Low Medium Density Residential)*

This clause seeks to provide a range of low rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available.

The proposed use of the site is for alterations and additions to an existing Club and ancillary Leisure and Recreation use. The proposed works do not affect the LMR zone, other than the relocation of a maintenance shed. As this is an ancillary use to the main use, primarily contained on land zoned OR (Organised Recreation), it is considered that the proposed use is consistent with the intent of the adjacent zone, and the established use.

Therefore, no further assessment against this clause has been undertaken.

4.5 PART 5 – DEVELOPMENT REQUIREMENTS.

Part 5 of the NTPS outlines the specific development requirements.

4.5.1 *Clause 5.2.1 - General Height Control.*

The purpose of this clause is to 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.

An assessment against the administration and requirements of this clause is provided below.

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).*

Noted. The proposal includes the following:

- → Lighting to Football fields (Fields 1 and 2) – six (6) lighting poles to a maximum pole height of 26m, plus a lightning rod.
- → Lighting to the AFL/Cricket field (Field 05) – four (4) lighting poles to a maximum pole height of 31m, plus a lightning rod.

It is noted that the lightning rods proposed do not count towards the overall height of the structure, pursuant to Clause 5.2.1(1)(a)(i) above.

2. *The consent authority must not consent to a development in Alice Springs that is not in accordance with sub-clause 5.*

Not applicable.

3. *The consent authority must not consent to a development on land in Zone MR abutting land in Zone LR that is not in accordance with sub-clause 6.*

Not applicable.

4. *Except as set out in sub-clause 3, the consent authority may consent to a development that is not in accordance with sub-clause 6 if it is satisfied the building height is consistent with the intended character and amenity of the area, having regard to:*
   (a) the heights of other buildings in the immediate vicinity; and
   (b) measures taken to mitigate potential impacts (such as unreasonable overshadowing, or overlooking of dwellings and private open space) on abutting properties.

A variation to subclause 6 is requested below.

5. *The building height of a development in the Municipality of Alice Springs is not to exceed:*
   (a) the maximum building height for the zone and use as specified in table A to this clause;
   (b) two storeys to a maximum of 8.5m if the zone and use is not included in table A to this clause.

Not Applicable. Refer subclause 6 below.

6. *The building height in all other areas is not to exceed:*
   (a) the maximum building height for the zone and use as specified in table B to this clause; or
   (b) two storeys to a maximum of 8.5m if the zone and use is not included in table B to this clause.

Zone OR outside of the Alice Springs Municipality is not included in Table B to Clause 5.2.1. Therefore the site is subject to a height control of 2 storeys to a maximum of 8.5m.

The proposed alterations and additions to the existing Club and Leisure& Recreation use includes the following:

- → Lighting to Football fields (Fields 1 and 2) – six (6) lighting poles to a maximum pole height of 26m, plus a lightning rod. It is noted that the latter does not count towards the overall height of the structure, pursuant to Clause 5.2.1(1)(a)(i) above.
- → Lighting to the AFL/Cricket field (Field 05) – four (4) lighting poles to a maximum pole height of 31m, plus a lightning rod. It is noted that the latter does not count towards the overall height of the structure, pursuant to Clause 5.2.1(1)(a)(i) above.

Variation Requested

A variation to Clause 5.2.1(6) is requested, as the proposed height of structures (sports lighting towers) exceeds 8.5m/2 storeys.

Whilst the proposed lighting poles exceed the maximum building and structure height of 8.5 metres (2

storeys) prescribed, the variation is both necessary and appropriate, having regard to the nature and purpose of the development.

The proposed lighting forms part of the broader Tracy Village Sporting Precinct Master Plan, which seeks to upgrade the precinct to meet the growing demand for sporting and recreational facilities within Darwin's northern suburbs. The installation of contemporary sports lighting will extend the safe and efficient use of the playing fields into the evening, increase programming flexibility, improve community access, and enable the precinct to host higher-level training and competition.

The lighting poles are ancillary infrastructure required to support the continued operation and enhancement of the Tracy Village Sporting Precinct, a long-established district sporting facility that accommodates a range of organised sporting activities.

The lighting pole height is dictated by technical design requirements to achieve compliant illumination levels across the playing surfaces, minimise glare and light spill beyond the site, reduce the number of poles required, and satisfy the relevant Australian Standards for community and competition-level sport. A lower pole height would require additional poles or increased lighting intensity, resulting in a greater physical and visual impact and potentially increased light spill to surrounding land.

The lighting poles are slender, purpose-built structures with a relatively small footprint and will be located within an established sporting precinct where similar infrastructure is reasonably anticipated. They will not generate additional building bulk or result in an appreciable loss of amenity associated with conventional buildings exceeding the height limit. Their visual prominence is further moderated by the expansive nature of the sporting fields and the existing open character of the precinct.

The proposal has been designed in conjunction with a specialist lighting assessment to ensure lighting is appropriately directed towards the playing surfaces and complies with applicable spill light and glare requirements, thereby protecting the amenity of adjoining residential properties and surrounding land uses.

The following justification is provided in relation to minimised impacts on the amenity of surrounding residents:

- Proposed lighting has been designed by a qualified electrical engineer to achieve the required illumination levels while minimising off-site light spill and glare.
- Pole heights have been optimised to direct light onto the playing fields, reducing overspill to adjoining residential properties.
- Fewer, taller lighting poles are required compared to a lower-height design, reducing the overall amount of infrastructure within the precinct.
- The lighting will support organised sporting activities during typical evening training hours rather than continuous or 24-hour operation.
- The sporting precinct is an established recreational facility, and the proposed lighting represents an upgrade to existing community infrastructure rather than the introduction of a new land use.
- The separation distances between the playing fields and surrounding residential development, together with existing vegetation and open space, assists in moderating visual impacts.
- The lighting poles are slender structures with a limited physical footprint and do not create the bulk, overshadowing or privacy impacts typically associated with buildings of a similar height.
- Appropriate lighting controls (including aiming, shielding and operating hours, where applicable) will ensure the amenity of surrounding residential properties is maintained.

- → The proposal will facilitate greater community use of an existing sporting facility while balancing the reasonable expectations of nearby residents through contemporary lighting design and management measures.

Accordingly, although the lighting poles exceed the maximum building height, the variation is directly attributable to the functional requirements of sporting field lighting, is consistent with the intended use of the site as a major sporting precinct, forms an integral component of the adopted master plan, and does not undermine the objectives of the zone or the orderly planning of the area.

The proposed variation is therefore considered reasonable and appropriate in the circumstances, and support of the variation is respectfully requested.

4.5.2 *Clause 5.2.4 - Parking Requirements.*

The purpose of this clause is to ensure that sufficient off-street car parking, constructed to a standard and conveniently located, is provided to service the proposed use of a site.

It is understood that the previous development permit (DP09/0327A) over the site were based on the following calculations (overleaf).

It is understood that the existing Club and Ancillary Leisure and Recreation use requires 151.1 bays, based on the above calculations. It is not known if assessment undertaken by Development Assessment Services (DAS) concurred with the above calculations, but it is noted the above figures are provided on endorsed plans issued by the consent authority.

There are 228 car bays provided on site. No new bays are proposed, and the works do not propose the removal of any existing bays.

NOTE:
**KIOSK CARPARKING ALREADY CALCULATED AS PART OF BEER GARDEN CAR PARKING REQUIRMENTS

CARPARKING CALCULATIONS			
EXISTING	CAR PARK/m2	AREA	No. REQ'D
BEER GARDEN	10/100m2	900m2	90
CLUB ADMIN	3/100m2	320m2	9.6
FUNCTION	3/100m2	286m2	8.6
GYMNASIUM	10/100m2	145m2	14.5
GYMNASIUM (CHANGE OF EXIST USE)	10/100m2	320m2	32
ALFRESCO	3/100m2	206m2	6.2
BEER GARDEN	10/100m2	935m2	93.5
SUB TOTAL	(AS PER DP09/0327)		254.4
NEW	CAR PARK/m2	AREA	No. REQ'D
KIOSK	10/100m2	94.45m2	0**
SPORTS BAR DOSA	10/100m2	119.81m2	12
GAMING DOSA	10/100m2	19.6m2	2
SUB TOTAL	(NEW PROPOSAL)		14
TOTAL			268.4
CREDITS	CAR PARK/m2	AREA	No. REQ'D
EX. BEER GARDEN	10/100m2	900m2	90
PART CLUB ADMIN (CHANGED TO GYM)	7/100m2	175m2	12.8
DEMOLISHED BUILDING (GYM)	10/100m2	145m2	14.5
TOTAL			117.3
TOTAL REQUIRED DP09/0327			**137.1**
TOTAL REQUIRED NEW			**151.1**
TOTAL PROVIDED			**228**

The proposed works generate the following additional car parking requirements:

PARKING REQUIREMENTS – PROPOSED			
USE OR DEVELOPMENT.	MINIMUM NUMBER OF CAR PARKING SPACES REQUIRED.	AREA	TOTAL.
Club	*10 for every 100m² of net floor area used as a lounge bar or beer garden* *Plus* *20 for every 100m² of net floor area used as a bar* *Plus* *3 for every 100m² of net floor area used for dining* *Plus* *Otherwise than specified above, 2.5 for every 100m² of net floor area unless for the use of a club licenced under the Liquor Act 2019*	N/A – no additions to main Club building proposed	0

Leisure & Recreation	*Indoor spectator facilities including cinema or theatre: 1 for every 4 seats* *Racquet court games: 4 for every court* *Plus* *For indoor spectator facilities (if any) 1 for every 4 seats* *Lawn bowls: 20 spaces per green* *Golf course: 4 per hole* *Plus* *5 for every 100m² of net floor area used as a club house* *Otherwise than specified above, 10 for every 100m² of net floor area* *Plus* *Requirement for indoor spectator facilities (if any) 1 for every 4 seats*	Hellenic Athletic Club Changeroom and clubhouse (calculated at 5 per 100m² for clubhouse): Canteen – 28.9m² Changerooms x 4 – 146.4m² Medical & Parenting room – 14.5m² Referee – 17.6m² *Note: All Toilet and amenities facilities, cleaners cupboards and store areas excluded from NFA. Breezeway is enclosed by rollers doors and mesh fencing on two sides, and is not considered to constitute net floor area.* Total: 207.4m²	10.37
	TOTAL ADDITIONAL BAYS.	10.37 (11) bays	
	TOTAL	161.47 (162) bays	
	PROVIDED ON SITE.	228 Bays	
			COMPLIANT

The proposed alterations and additions are considered to be compliant with existing parking provision on site.

4.5.3 *Clause 5.2.4.4 – Parking Layout.*

The purpose of this clause is to ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose.

No new car parking areas are proposed as part of the works, and all previous car parking provision has been approved in line with requirements. No further assessment against this clause has been undertaken.

4.5.4 *Clause 5.2.5 - Loading Bays.*

The purpose of this clause is to provide for the loading and unloading of vehicles associated with the use of land.

The proposal will retain the existing access and configuration for the loading area to the main Clubhouse facility. No further assessment against this clause has been undertaken.

4.5.6 *Clause 5.2.6.1 – Landscaping in Zones other than CB.*

The purpose of this clause is to 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.

An assessment against the administration and requirements of this clause is provided below.

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.*

The bulk of the site is utilised for outdoor recreation, consisting of grassed areas, playing fields and the like. It is considered that the site meets the landscaping requirements by virtue of the nature of the use and the extent of grassed areas for recreational use.

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.

Not applicable.

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.

The proposal primarily comprises upgrades within an existing sporting precinct. Existing landscaped areas along Tambling Terrace and around the precinct are retained, with additional landscaping proposed around new infrastructure, pedestrian connections and parking areas where practicable. The extensive playing fields and open space also provide a significant landscaped setting throughout the site.

The design has sought to retain existing mature vegetation wherever practicable. Works are generally concentrated within existing developed sporting areas, minimising disturbance to established trees and landscaped buffers that contribute to the character of the precinct and adjoining streetscape.

Existing landscaped areas and open green spaces provide opportunities for stormwater infiltration. The proposal retains substantial permeable surfaces across the site, with landscaping contributing to stormwater management alongside the site's engineered drainage infrastructure.

The proposal is consistent with the Tracy Village Sporting Precinct Master Plan, which seeks to enhance

the quality and functionality of the precinct while maintaining its established landscape character. Existing landscaped buffers and open green spaces are retained and reinforced where appropriate.

4. *The quality and extent of the landscaping consented to must be maintained for the life of the development.*

Noted.

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.*

Not applicable

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.*

Not applicable.

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.*

Not applicable.

Refer to the landscaping plans provided at Attachment F.

4.5.7 *Clause 5.2.7 – Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR*

The purpose of this clause is to protect the visual and acoustic amenity of residential buildings where they are adjacent to non-residential development.

The site is adjacent to four (4) lots zoned LR, being Lots 9874, 9875, 9909 and 9910 Town of Nightcliff. The proposed works do not alter any existing setbacks to non-residential buildings or structures adjacent to this residential development.

No further assessment against this clause has been undertaken.

4.5.6 *Clause 5.5.3 – General Building and Site Design*

The purpose of this clause is to promote site-responsive designs of commercial, civic, community, recreational, tourist and mixed use developments which are attractive and pleasant and contribute to a safe environment.

An assessment against this clause has been undertaken below:

1. *A development application must, in addition to the matters described in sub-clauses 2-16, demonstrate consideration of and the consent authority is to have regard to the Community Safety Design Guide (as amended from time to time) produced by the Department of Lands and Planning.*

An assessment against the Community Safety Design Guideline (CSDG) is provided below.

Surveillance

The proposal maintains and enhances passive surveillance through the provision of well-lit sporting fields, pedestrian pathways, car parking areas and spectator facilities. The open nature of the sporting fields, together with unobstructed sightlines and appropriately designed landscaping, promotes natural surveillance across the precinct during both daytime and evening use.

Activity & Activation

The upgrades will increase the functionality and availability of existing sporting facilities, encouraging greater community participation and extending legitimate use of the precinct into the evening. Increased levels of organised activity contribute to a safer environment through greater passive occupancy and surveillance.

Legibility

The precinct has a logical layout with clearly defined sporting facilities, pedestrian routes, parking areas and building entrances. Proposed upgrades improve wayfinding and movement throughout the site, making it easier for visitors to navigate safely.

Access & Movement

The proposal improves pedestrian connectivity between sporting facilities, parking areas and public spaces while maintaining safe vehicle access. Clear separation between pedestrian and vehicle movement areas assists in reducing potential conflicts and improves accessibility for all users.

Sporting facilities, club buildings, spectator areas and associated infrastructure clearly define public and semi-public spaces within the precinct. The maintained landscape and active use of the site reinforce a strong sense of ownership and stewardship by sporting clubs and the wider community.

Lighting

The proposed sports lighting has been designed to achieve the required illumination levels for sporting activities while minimising light spill and glare beyond the site. In addition to supporting organised recreation, the lighting improves visibility around key public areas, contributing to user safety during evening periods. It is anticipated that lighting fixtures will be durable, appropriately maintained and promptly repaired or replaced where required.

Management & Maintenance

The proposal forms part of the Tracy Village Sporting Precinct Master Plan, representing a coordinated investment in upgrading community infrastructure. Modern facilities, improved lighting and landscape enhancements support ongoing maintenance and encourage continued active management of the precinct, reducing opportunities for vandalism and antisocial behaviour.

2. *Preserve vistas along streets to buildings and places of architectural, landscape or cultural significance.*

The proposed alterations and additions to Tracy Village are not expected to impact on vistas, or places of architectural, landscape or cultural values.

3. *Be sympathetic to the character of buildings in the immediate vicinity.*

The proposed development is considered to be compatible with buildings in the immediate vicinity and is of an unobtrusive style.

4. Minimise expanses of blank walls.

No blank walls will be visible from the street, given the intended orientation of the building and the existing development on site.

5. Add variety and interest at street level and allow passive surveillance of public spaces.

The proposed development is located internally within the site, and the proposed Hellenic Changeroom/clubhouse and new seating areas will provide passive surveillance of the new football fields (considered to be a recreational public space).

6. Maximise energy efficiency through passive climate control measures.

The proposed additions consider passive climate control measures, including the incorporation of a large breezeway and wide verandahs for shade.

7. Control on-site noise sources and minimise noise intrusion.

The proposed use is unlikely to cause significant noise intrusion, based on the nature of the additions proposed (redevelopment of and additions to TVSP), large existing setbacks to sensitive receivers, and the existing established use of the site.

8. Conceal service ducts, pipes, air conditioners, air conditioning plants etc.

Any new service ducts, pipes, air conditioners or the like will be concealed and screened from view.

9. Minimise use of reflective surfaces.

No reflective surfaces are proposed.

10. Provide safe and convenient movement of vehicles and pedestrians to and from the site.

No changes to existing pedestrian or vehicular access to or from the site are proposed.

11. Provide convenient pedestrian links (incorporating access for the disabled) to other buildings and public spaces.

The proposed works include new concrete pedestrian pathways connecting the proposed changeroom/clubhouse and the existing car parking area.

12. Provide protection for pedestrians from sun and rain.

The proposed additions provide protection for pedestrians through the incorporation of breezeways and large verandahs to the changerooms and clubhouse. No protection for pedestrians outside the building or the broader site is proposed, given the intended location and nature of the proposed additions.

13. Provide for loading and unloading of delivery vehicles and for refuse collection.

No changes to existing loading and unloading of vehicles, or for refuse collection for the broader site is proposed as a result of the proposed additions.

14. *Provide landscaping to reduce the visual impact and provide shade and screening of open expanses of pavement and car parking.*

This has been addressed in the assessment against Clause 5.2.6 (Landscaping), where it was noted that extensive landscaping will be retained to the majority of the site.

15. *Provide facilities, including public toilets, child minding facilities, parenting rooms and the like where the size of the development warrants such facilities.*

The proposal includes ablution facilities for both players and guests. It is not considered that child minding facilities or a dedicated parents room are necessary as part of the proposed works, noting that a shared parenting room/medical room is provided.

16. *Provide bicycle access, storage facilities and shower facilities.*

Showers and locker facilities are provided within the player room areas of the clubhouse, and bicycle facilities are available throughout the existing site.

4.5.7 *Clause 5.8.3 – Club*

The purpose of this clause is to ensure the development and operation of a club is in a manner which is appropriate to the character of the area and considers the amenity of any surrounding or adjoining residential premises.

There are no changes proposed to the main 'Club' component of the Tracy Village Sporting precinct. No further assessment against this clause has been undertaken.

4.5.8 *Clause 5.8.5 – Leisure and Recreation*

The purpose of this clause is to ensure leisure and recreation use and development:

(a) is established in appropriate locations to meet the needs of users;
(b) provides convenient vehicle access and does not interfere with the safe or efficient operation of the local road and footpath network;
(c) incorporates appropriate building and landscape design to ensure that there is no unreasonable loss of amenity for adjoining and nearby property; and
(d) is operated to be considerate of the amenity of adjoining and nearby property.

An assessment against this clause is provided below:

1. *The consent authority may consent to a leisure and recreation use or development that is not in accordance with sub-clauses 2-6 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, nature, scale and impact on surrounding amenity.*

Noted.

2. *The use or development is suitable to meet the needs of users, having regard to the scale and nature of the use.*

The proposed works are considered alterations and additions to the existing Leisure and Recreation use on site. The upgrades will increase the functionality and availability of existing sporting facilities, encouraging greater community participation and extending legitimate use of the precinct into the

evening. The proposed development is considered to meet the needs of users, in line with the Tracy Village Master Plan.

3. *Any mechanical plant and equipment and storage areas associated with the use are designed and screened to minimise adverse amenity impacts when viewed from adjoining streets and on adjoining properties.*

Any new mechanical plant, and equipment and storage areas or the like will be concealed and screened from view, noting the central location of the proposed clubhouse.

4. *Any structure associated with the use does not result in a significant loss of amenity for surrounding development, having regard to:*
   (a) the extent and duration of lighting and overshadowing;
   (b) privacy and overlooking impacts; and
   (c) the scale of the structure relative to its surroundings.

The proposal satisfies the intent of this clause. The proposed additions comprise ancillary sporting infrastructure within an established sporting precinct. While the proposed lighting towers exceed the prescribed building height, they are functional, slender structures necessary to facilitate safe evening use of the sporting fields and do not give rise to a significant loss of amenity for surrounding development.

The proposed sports lighting has been designed by a suitably qualified specialist to achieve the required illumination levels while minimising light spill and glare to surrounding land. Lighting will be directed towards the playing fields and used only during organised training, competition and community sporting activities rather than continuously. Noting the existing lighting poles on site, and given the slender nature of the poles, overshadowing is negligible and limited primarily to the immediate vicinity of each structure.

The proposed additions do not create opportunities for overlooking or result in any loss of privacy to adjoining properties. The proposal does not introduce elevated viewing platforms, windows or other elements that would affect residential privacy.

5. *Demonstrate that the surrounding road network is capable of accommodating the additional traffic generated without adverse impacts.*

Access arrangements to the TVSP remain via the established road network, with existing internal circulation and parking supporting the efficient operation of the precinct. The proposed additions are not expected to generate unreasonable traffic impacts beyond those associated with the ongoing use of the sporting precinct.

6. *The operation of the use or development must take into account the amenity of the surrounding locality having regard to:*
   (a) hours of operation;
   (b) maximum capacity of patrons; and
   (c) any other relevant aspects of the day-to-day operations of the use or development.

The proposed alterations and additions facilitate the continued operation and improvement of an established sporting precinct and do not fundamentally alter the nature of activities undertaken on the site.

As part of the proposed work, the proposed lighting will enable sporting activities to occur safely during evening periods, particularly for organised training and competition. Activities will continue to occur in

accordance with the operational management of the Tracy Village Sporting Precinct. The specialist lighting design ensures illumination is confined to periods of legitimate use while minimising impacts on surrounding residential properties.

The proposal does not substantially increase the patron capacity of the precinct. The upgraded infrastructure is intended to improve the quality, safety and functionality of existing sporting facilities rather than facilitate significantly larger events or spectator numbers. Any increase in attendance associated with improved facilities is consistent with the intended function of the precinct as a district-level sporting hub.

The proposal represents the staged implementation of the Tracy Village Sporting Precinct Master Plan and supports the continued delivery of organised community sport. The upgraded facilities, including the Hellenic changerooms and clubhouse, improved lighting, pedestrian connections and supporting infrastructure, will enhance the safe and efficient operation of the precinct. The development has been designed to minimise impacts on surrounding land through appropriate site planning, specialist lighting design and retention of separation distances and landscaped buffers.

5. SECTION 46(3) OF THE ACT – REMAINING REQUIREMENTS.

5.1 46(3)(B) – INTERIM DEVELOPMENT CONTROL ORDER.

There are no Interim Development Control Orders currently applying on the site.

5.2 46(3)(C) – REFERRAL TO THE NT EPA.

The development does not require referral to the NT EPA under Part 4, Division 3 of the *Environmental Protection Act 2019*.

5.3 46(3)(D) – MERITS OF PROPOSED DEVELOPMENT.

The assessed merits of the proposed development are:

- The site is considered suitable for the intended purpose.
- The proposed alterations and additions are in line with the works proposed under the Tracy Village Sporting Precinct Master Plan.
- The intended use of the site is compatible with the surrounding area.
- The nature and scale of the proposed development is suitable to the local context.
- The development will not introduce negative impacts on the surrounding area. The proposed development for alterations and additions to the existing land use of Club and ancillary Leisure and Recreation (Tracy Village) is not expected to impact on the amenity of the area.
- The proposed alterations and additions to the existing Club and ancillary Leisure and Recreation is unlikely to result in any detrimental impacts in regard to noise, dust, light, emissions or the like that would be unreasonable in a n Organised Recreation zone, noting the established nature of the sporting precinct.
- The development is not detrimental to the public interest.

5.4 46(3)(E) – SUITABILITY OF LAND FOR DEVELOPMENT AND IMPACTS OF DEVELOPMENT.

A description of the site is provided in Section 2 of this report. The proposal is for alterations and additions to an existing Club and ancillary Leisure and Recreation (Tracy Village Sporting Precinct) at 28 Tambling Terrace, Lyons (Lot 9775 Town of Nightcliff).

The proposed alterations and additions relate to the Phase 1 works identified in the Tracy Village Master Plan. The site is serviced and is considered suitable for the intended development and use.

5.5 46(3)(F) – AVAILABLE PUBLIC FACILITIES AND OPEN SPACE.

The provision of additional public facilities and open space is not a requirement for the development.

5.6 46(3)(G) – AVAILABLE PUBLIC UTILITIES/INFRASTRUCTURE.

Reticulated power, water and sewer are provided on site as well as appropriate telecommunication services.

5.7 46(3)(H) – IMPACT ON AMENITY.

The proposal is not expected to have any negative impact on the amenity of the area considering:

- → The proposed alterations and additions to an existing Club and ancillary Leisure and Recreation use, to specifically facilitate the Phase 1 works under the Tracy Village Master Plan, are considered appropriate for the site, noting the well-established use of the site.
- → No unreasonable noise, light, dust, smoke, emissions or the like are anticipated as a result of the proposed development.

5.8 46(3)(J) – BENEFITS OR DETRIMENTS TO THE PUBLIC INTEREST.

The proposal will not detriment the public interest and will provide benefit for the reasons outlined above in this report. With consideration to Section 51(1)(p) of the Act, the proposal is consistent with community safety through crime prevention principles in design, per the assessment provided against Clause 5.5.3.

Further, the proposed development does not jeopardise water safety and provides access for persons with disabilities.

5.9 46(3)(K) – COMPLIANCE WITH THE *BUILDING ACT 1993*.

The proposal is not for the subdivision of land.

5.10 46(3)(L) – SCHEME LAND.

The proposal is not for the development of scheme land.

CONCLUSION.

Tatam Planning Co. has been engaged by Byrne Consultants and D&P Management (Principal Consultant) on behalf of Tracy Village Social and Sports Club Inc. to prepare a Development Application for proposed alterations and additions to an existing Club and ancillary Leisure and Recreation at 28 Tambling Terrace, Lyons (Lot 9775 Town of Nightcliff). The site is identified as the Tracy Village Sports Precinct.

The proposed works relate to Phase 1 works in line with the Tracy Village Masterplan, and include the construction of the new Hellenic Clubhouse, new sporting fields, lighting and incidental works.

The site is primarily located within Zone OR (Organised Recreation) under the Northern Territory Planning Scheme 2020 (NTPS). It is noted that the site is also partially zoned LMR (Low Medium Density Residential) to the southernmost portion of the site. The proposed development is defined under the NTPS as alterations and additions to a '*Club*' and ancillary '*Leisure and Recreation*', which are both Merit Assessable uses in Zone OR. However, a portion of the proposed works associated with the ancillary Leisure and Recreation use falls within Zone LMR, and the proposal is therefore considered to be 'Impact Assessable'.

In accordance with Section 44(a) of the *Northern Territory Planning Act 1999* (NTPA) and Section 1.8(c) of the NTPS, consent is required for the proposed Impact Assessable development proposed. Pursuant to Section 44 of the NTPA, Tatam Planning Co. seeks consent on behalf of our client for the proposed use of the land.

This Statement of Effect has been prepared to support the development application for the required development permit and has demonstrated that the proposed development is consistent with the intent of the NTPS and is a suitable development in this location.

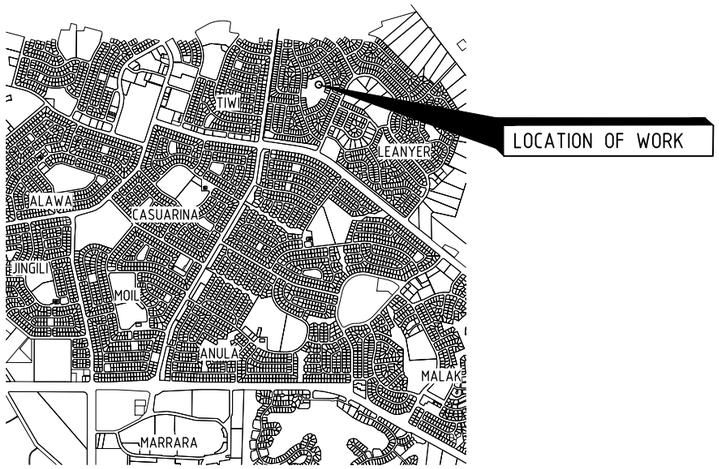
The proposed development responds positively to community expectations as set out in the NTPA in that:

- The site is considered suitable for the intended purpose.
- The proposed alterations and additions are in line with the works proposed under the Tracy Village Sporting Precinct Master Plan.
- The intended use of the site is compatible with the surrounding area.
- The nature and scale of the proposed development is suitable to the local context.
- The development will not introduce negative impacts on the surrounding area. The proposed development for alterations and additions to the existing land use of Club and ancillary Leisure and Recreation (Tracy Village) is not expected to impact on the amenity of the area.
- The proposed alterations and additions to the existing Club and ancillary Leisure and Recreation is unlikely to result in any detrimental impacts in regard to noise, dust, light, emissions or the like that would be unreasonable in a n Organised Recreation zone, noting the established nature of the sporting precinct.
- The development is not detrimental to the public interest.

In consideration of the requirements of all relevant statutory planning tests of the NTPA, there are considered to be reasonable grounds for the Consent Authority to approve the development application subject to reasonable and relevant conditions.

PRELIMINARY
NOT FOR CONSTRUCTION

TRACY VILLAGE SPORTING PRECINCT REDEVELOPMENT



LOCALITY MAP
NTS



SCHEDULE OF CIVIL DRAWINGS

DRAWING No.	DRAWING DESCRIPTION
SK001	COVER SHEET, LOCALITY MAP & SCHEDULE OF DRAWINGS
SK002	SITE PLAN - EXISTING
SK003	SITE PLAN - PROPOSED
SK004	CIVIL WORKS SITE PLAN - SHEET 1 OF 5
SK005	CIVIL WORKS SITE PLAN - SHEET 2 OF 5
SK006	CIVIL WORKS SITE PLAN - SHEET 3 OF 5
SK007	CIVIL WORKS SITE PLAN - SHEET 4 OF 5
SK008	CIVIL WORKS SITE PLAN - SHEET 5 OF 5

SCHEDULE OF ASSOCIATED DRAWINGS

DRAWING No.	DRAWING DESCRIPTION
	HYDRAULIC DRAWINGS
SK025	WATER SUPPLY SERVICES - SITE PLAN
SK026	SANITARY DRAINAGE SERVICES - SITE PLAN
SK027	FIRE PROTECTION SERVICES - SITE PLAN
	ELECTRICAL DRAWINGS
E01	LOCALITY PLAN, KEY PLAN, GENERAL NOTES, LEGEND OF SYMBOLS, SCHEDULES AND DETAILS
E02	SINGLE LINE DIAGRAM - SHEET 1
E03	SINGLE LINE DIAGRAM - SHEET 2
E04	SINGLE LINE DIAGRAM - SHEET 3
E05	SWITCHBOARD SCHEMATIC DIAGRAM AND LIGHTING CONTROL SYSTEM - AFL/CRICKET FIELD
E06	SWITCHBOARD SCHEMATIC DIAGRAM - FOOTBALL FIELD 1 AND 2 - SHEET 1
E07	SWITCHBOARD SCHEMATIC DIAGRAM - FOOTBALL FIELD 1 AND 2 - SHEET 2
E08	LIGHTING CONTROL SYSTEM - FOOTBALL FIELD 1 AND 2
E09	SITE RETICULATION LAYOUT
E10	FOOTBALL FIELD 1 AND 2 POLE LOCATION DETAILS
E11	AFL/CRICKET PITCH POLE LOCATION DETAILS
E12	SITE LIGHTING LAYOUT
E13	POLE DETAILS
E14	AFL/CRICKET POLE AIMING DETAILS - SHEET 1
E15	AFL/CRICKET POLE AIMING DETAILS - SHEET 2
E16	AFL/CRICKET POLE AIMING DETAILS - SHEET 3
E17	AFL/CRICKET POLE AIMING DETAILS - SHEET 4
E18	FOOTBALL FIELD 1 CALCULATED LUX LEVELS (@MF=1.00)
E19	FOOTBALL FIELD 2 CALCULATED LUX LEVELS (@MF=1.00)
	LANDSCAPING DRAWINGS
LA01.01	COVER PAGE
LA02.01	OVERALL PLAN
LA03.01	GENERAL ARRANGEMENT PLAN & DETAIL

SCHEDULE OF STANDARD DRAWINGS

DRAWING No.	DRAWING DESCRIPTION
	DLI STANDARD DRAWINGS
CS-3119	MANHOLE AND INLET PITS
CS-3300	STANDARD KERB PROFILES

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are approximate only and their exact position should be proven on site
No guarantee is given that all existing services are shown

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT/COMPANY
B	30% CONCEPT ISSUE	07/07/26	BM	BYRNE
A	15% CONCEPT ISSUE	05/06/26	BM	BYRNE

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Ph. 08 89472476 Fax: 08 89475098

Byrne Consultants Project No. NT26011

Drawn: BM Date: 07/07/26	Checked: PB Date: 07/07/26		
Designed: BM Date: 07/07/26	Checked: PB Date: 07/07/26		
Design Project Leader: BM Date: 07/07/26	Project Manager: Date: 07/07/26		

FOOTBALL NORTHERN TERRITORY

Darwin Region
LOT 9775, 28 TAMBLING TERRACE, LYONS NT 0810
Tracy Village Sporting Precinct Development

COVER SHEET, LOCALITY MAP & SCHEDULE OF DRAWINGS

Project No.	Asset No.	Sheet Reference	Drawing No.	Amendment	
NT26011	-	1 OF 8	SK001	B	A1

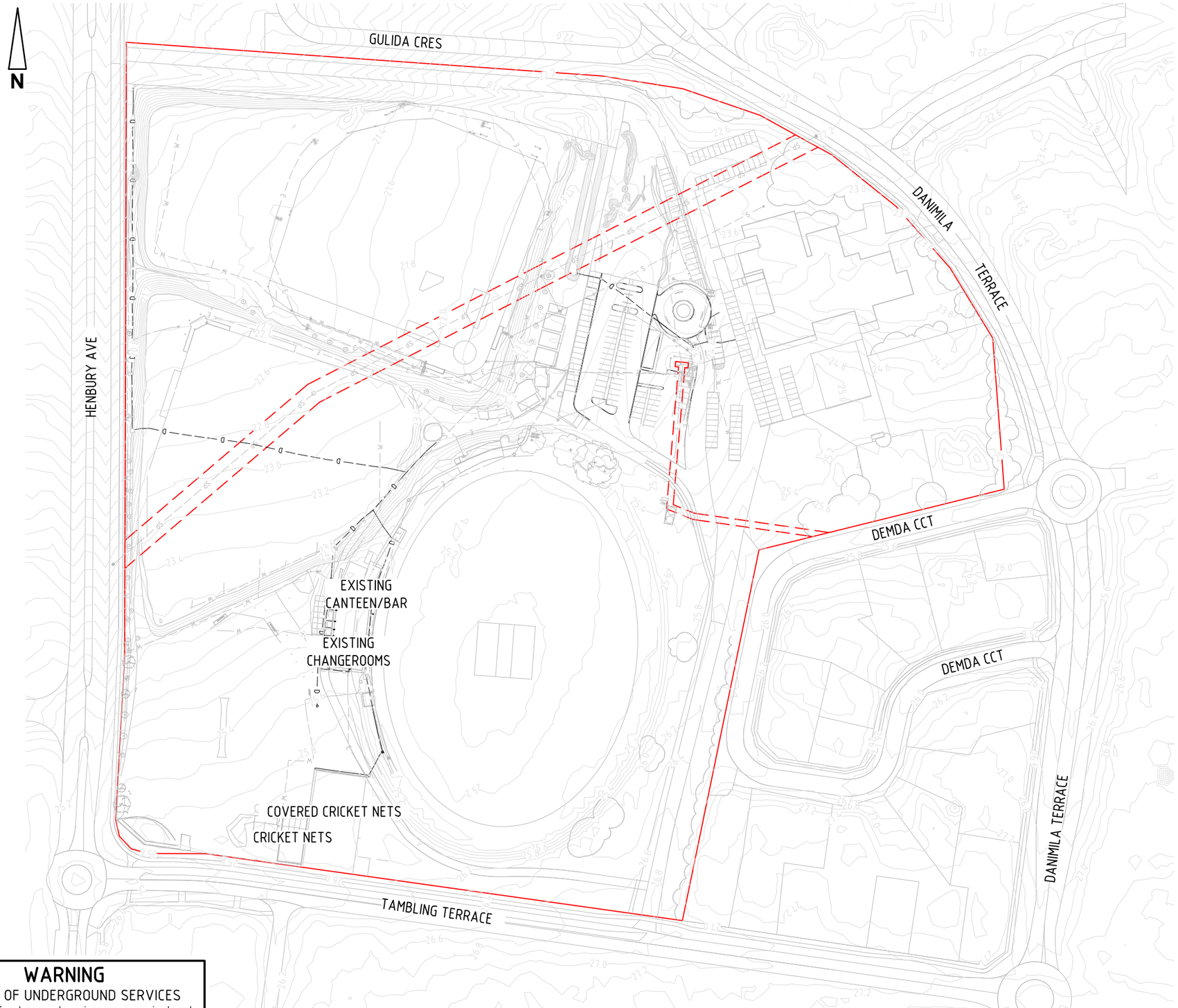
Version: March 2021

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PRELIMINARY
NOT FOR CONSTRUCTION



PLAN
1:1000

LEGEND
EXISTING

- PROPERTY BOUNDARY
- SURFACE CONTOUR
- FENCE
- PAVEMENT EDGE
- STORMWATER DRAIN
- STORMWATER TABLE DRAIN / SWALE
- STORMWATER PIT
- ELECTRICAL LINE
- ELECTRICAL LINE (DIAL B4U DIG)
- ELECTRICAL PIT / PILLAR
- ELECTRICAL POLE
- ELECTRICAL STREETLIGHT
- SEWER MAIN
- SEWER MAIN (DIAL B4U DIG)
- SEWER ACCESS CHAMBER
- SEWER MAINTENANCE SHAFT
- WATER MAIN
- WATER MAIN (DIAL B4U DIG)
- WATER MAIN HYDRANT
- WATER MAIN VALVE
- WATER IRRIGATION MAIN
- WATER FIRE MAIN
- WATER FIRE MAIN (DIAL B4U DIG)

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10 0 10 20 30 40 50m
1:1000-A1 1:2000-A3

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Design Project Leader	BM Date: 07/07/26	Project Manager	Date: 07/07/26

FOOTBALL NORTHERN TERRITORY

Darwin Region
LOT 9775, 28 TAMBLING TERRACE, LYONS NT 0810
Tracy Village Sporting Precinct Development

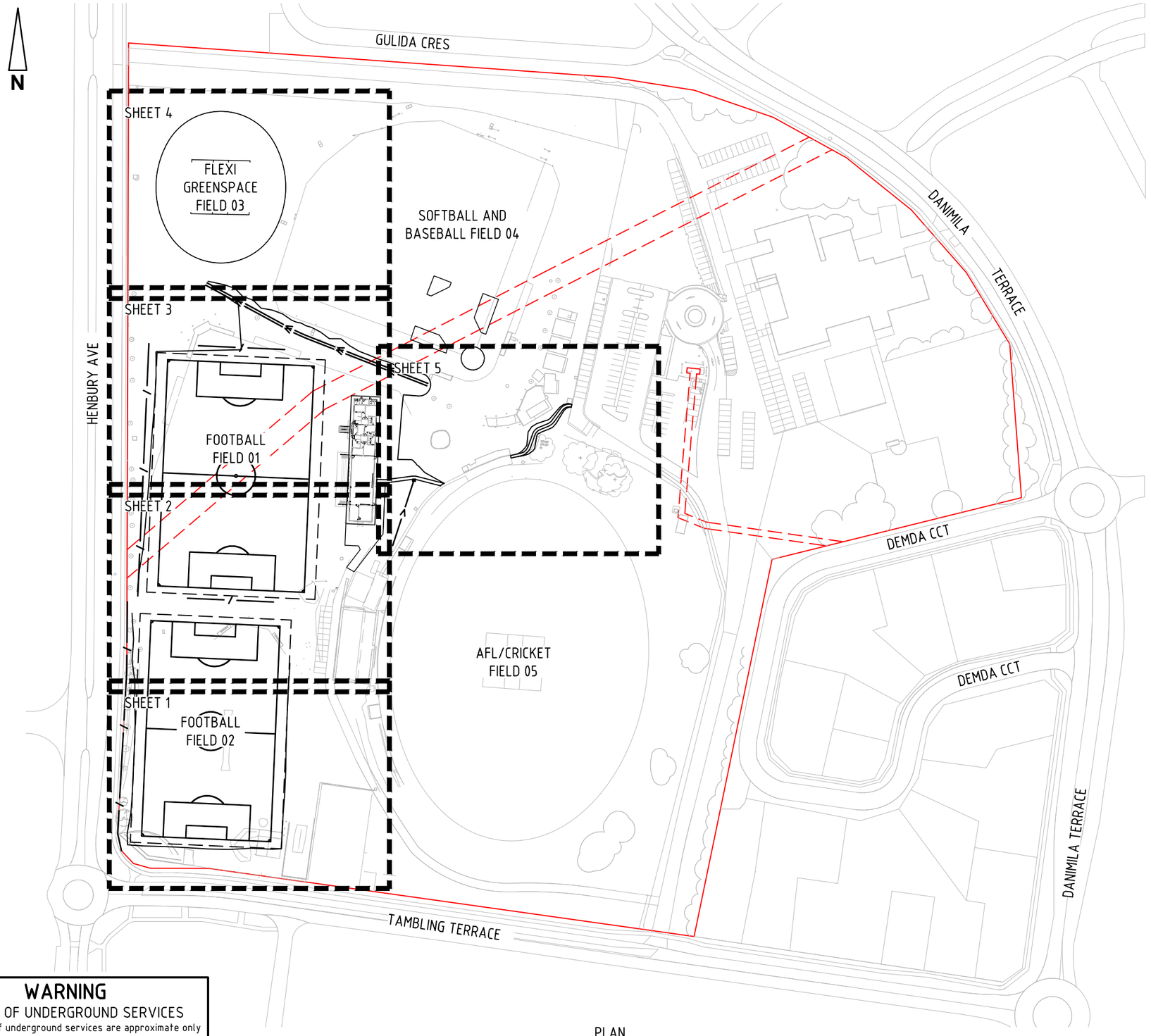
SITE PLAN - EXISTING

Project No.	Asset No.	Sheet Reference	Drawing No.	Amendment	
NT26011	-	2 OF 8	SK002	B	A1

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PLAN
1:1000

PRELIMINARY
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LEGEND
EXISTING

- PROPERTY BOUNDARY
- 6.0 SURFACE CONTOUR
- FENCE
- PAVEMENT EDGE
- D STORMWATER DRAIN
- STORMWATER TABLE DRAIN / SWALE
- STORMWATER PIT
- E ELECTRICAL LINE
- dE ELECTRICAL LINE (DIAL B4U DIG)
- ELECTRICAL PIT / PILLAR
- PP ELECTRICAL POLE
- LP ELECTRICAL STREETLIGHT
- S SEWER MAIN
- dS SEWER MAIN (DIAL B4U DIG)
- SEWER ACCESS CHAMBER
- SEWER MAINTENANCE SHAFT
- W WATER MAIN
- dW WATER MAIN (DIAL B4U DIG)
- H WATER MAIN HYDRANT
- SV WATER MAIN VALVE
- IR WATER IRRIGATION MAIN
- F WATER FIRE MAIN
- dF WATER FIRE MAIN (DIAL B4U DIG)

LEGEND
PROPOSED

- 6.0 SURFACE CONTOUR
- FENCE
- BATTER
- CONCRETE PATH
- GRADE LINE
- 14.560 FINSHED SURFACE LEVEL
- ROAD PAVEMENT
- D STORMWATER LINE
- STORMWATER PIT
- STORMWATER TABLE DRAIN / SWALE
- RETAINING WALL

10 0 10 20 30 40 50m
1:1000-A1 1:2000-A3

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Designed	Checked
BM Date: 07/07/26	PB Date: 07/07/26
Design Project Leader	Project Manager
BM Date: 07/07/26	Date: 07/07/26

FOOTBALL NORTHERN TERRITORY

Darwin Region
LOT 9775, 28 TAMBLING TERRACE, LYONS NT 0811
Tracy Village Sporting Precinct Development

SITE PLAN - PROPOSED

Project No.	Asset No.	Sheet Reference	Drawing No.	Amendment	
NT26011	-	3 OF 8	SK003	B	A1

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N

HENBURY AVENUE

EXISTING OPEN DRAIN

CLEAR OPEN DRAIN OF DEBRIS TO ENSURE FREE DRAINAGE

REFER TO LANDSCAPING DRAWINGS FOR FENCING DETAILS

FOOTBALL FIELD 02

5.0m

60.0m

100.0m

25.4

25.6

25.8

15%

DEMOLISH EXISTING KERB

CLEAR VEGETATION AS REQUIRED. REFER TO LANDSCAPING DRAWINGS FOR DETAILS

3.0m

EXISTING SIGN TO REMAIN

EXISTING CONCRETE ACCESS TO REMAIN

REFER TO LANDSCAPING DRAWINGS FOR FENCING DETAILS

DEMOLISH CONCRETE SLAB AND RELOCATE GROUNDS AND MAINTENANCE SHED

TAMBLING TERRACE

FOR CONTINUATION REFER TO DRG NO. SK002

EXISTING UNSEALED ACCESS TRACK

COVERED CRICKET NETS

CRICKET NETS

NEW GROUNDS AND MAINTENANCE SHED

LEGEND
EXISTING

- PROPERTY BOUNDARY
- 6.0 SURFACE CONTOUR
- FENCE
- PAVEMENT EDGE
- D STORMWATER DRAIN
- STORMWATER TABLE DRAIN / SWALE
- STORMWATER PIT
- E ELECTRICAL LINE
- dE ELECTRICAL LINE (DIAL B4U DIG)
- ELECTRICAL PIT / PILLAR
- PP ELECTRICAL POLE
- LP ELECTRICAL STREETLIGHT
- S SEWER MAIN
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- W WATER MAIN
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- H WATER MAIN HYDRANT
- SV WATER MAIN VALVE
- IR WATER IRRIGATION MAIN
- F WATER FIRE MAIN
- dF WATER FIRE MAIN (DIAL B4U DIG)

LEGEND
PROPOSED

- 6.0 SURFACE CONTOUR
- FENCE
- BATTER
- GRADE LINE
- 14.560 FINSHED SURFACE LEVEL
- ROAD PAVEMENT
- D STORMWATER LINE
- STORMWATER PIT
- STORMWATER TABLE DRAIN / SWALE
- RETAINING WALL
- ABANDON/DEMOLISH
- ACCESS ROAD EXTENSION PAVEMENT
- 1.5m WIDE CONCRETE FOOTPATH

NOTES
1. FOR FOOTBALL FIELD PROFILE AND SOFT LANDSCAPING DETAILS REFER TO LANDSCAPING DRAWINGS.
2. FOR FENCING DETAILS REFER TO LANDSCAPING DRAWINGS.

2 0 2 4 6 8 10m
1:200-A1 1:400-A3

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Ph. 08 89472476 Fax: 08 89475098

Byrne Consultants Project No. NT26011

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Design Project Leader: BM Date: 07/07/26	Project Manager: Date: 07/07/26		

FOOTBALL NORTHERN TERRITORY

Darwin Region
LOT 9775, 28 TAMBLING TERRACE, LYONS NT 0810
Tracy Village Sporting Precinct Development

CIVIL WORKS SITE PLAN
SHEET 1 OF 5

Project No.	Asset No.	Sheet Reference	Drawing No.	Amendment	
NT26011	-	4 OF 8	SK004	B	A1

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PRELIMINARY
NOT FOR CONSTRUCTION

N

HENBURY AVENUE

FOOTBALL FIELD 01

FOOTBALL FIELD 02

SEWER EASEMENT

REFER TO LANDSCAPING DRAWINGS FOR FENCING DETAILS

CLEAR OPEN DRAIN OF DEBRIS TO ENSURE FREE DRAINAGE

REFER TO LANDSCAPING DRAWINGS FOR FENCING DETAILS

RIDGE LINE

RL 23.460

ACCESS ROAD EXTENSION.
150mm TYPE 2 GRAVEL COMPACTED TO 98% MMDD.
ON 150mm SUBGRADE COMPACTED TO 95% MMDD.

600mm WIDE CONCRETE INVERT

FOR CONTINUATION REFER TO DRG NO. SK003

FFL 24.70

DN300 PVC

REMOVE EXISTING SECTION OF DN300 PVC DRAINAGE PIPE AND INSTALL NEW

MATCH EXISTING PAVEMENT

EXISTING CANTEEN/BAR

DEMOLISH EXISTING ADVERTISING BOARD AND LIGHTING

PROPOSED RETAINING WALL 0.4m TO 1.5m HIGH WITH 1.2m HIGH PEDESTRIAN FENCE. APPROX. 48m LONG

EXISTING UNSEALED ACCESS TRACK

EXISTING CHANGEROOMS

FOR CONTINUATION REFER TO DRG NO. SK005

FOR CONTINUATION REFER TO DRG NO. SK001

DEMOLISH EXISTING FENCING AND CONCRETE SLABS

DEMOLISH EXISTING SHADE SAIL POLES AND FOOTINGS

5.0m 68.0m 5.0m 1.2m 2.0m 9.5m 4.0m 3.0m 60.0m 5.0m 100.0m 105.0m 3.0m

1.5% 1.5% 0.5% 1.5% 3% 3.0% 3.0% 1 IN 4 1 IN 6 1 IN 6 1 IN 10 1 IN 6

LEGEND
EXISTING

- PROPERTY BOUNDARY
- 6.0 SURFACE CONTOUR
- FENCE
- PAVEMENT EDGE
- D STORMWATER DRAIN
- STORMWATER TABLE DRAIN / SWALE
- STORMWATER PIT
- E ELECTRICAL LINE
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- PP ELECTRICAL POLE
- LP ELECTRICAL STREETLIGHT
- S SEWER MAIN
- dS SEWER MAIN (DIAL B4U DIG)
- SEWER ACCESS CHAMBER
- SEWER MAINTENANCE SHAFT
- W WATER MAIN
- dW WATER MAIN (DIAL B4U DIG)
- H WATER MAIN HYDRANT
- SV WATER MAIN VALVE
- IR WATER IRRIGATION MAIN
- F WATER FIRE MAIN
- dF WATER FIRE MAIN (DIAL B4U DIG)

LEGEND
PROPOSED

- 6.0 SURFACE CONTOUR
- FENCE
- BATTER
- GRADE LINE
- 14.560 FINSHED SURFACE LEVEL
- ROAD PAVEMENT
- D STORMWATER LINE
- STORMWATER PIT
- STORMWATER TABLE DRAIN / SWALE
- RETAINING WALL
- X ABANDON/DEMOLISH
- ACCESS ROAD EXTENSION PAVEMENT
- 1.5m WIDE CONCRETE FOOTPATH

NOTES
1. FOR FOOTBALL FIELD PROFILE AND SOFT LANDSCAPING DETAILS REFER TO LANDSCAPING DRAWINGS.
2. FOR FENCING DETAILS REFER TO LANDSCAPING DRAWINGS.

2 0 2 4 6 8 10m
1:200-A1 1:400-A3

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are approximate only and their exact position should be proven on site
No guarantee is given that all existing services are shown

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT/COMPANY
B	30% CONCEPT ISSUE	07/07/26	BM	BYRNE
A	15% CONCEPT ISSUE	05/06/26	BM	BYRNE

byrne.
ABN 78 124 388 192
P.O.Box 36789, WINNELLIE, NT 0821
Ph. 08 89472476 Fax: 08 89475098

Byrne Consultants Project No. NT26011

Drawn: BM Date: 07/07/26	Checked: PB Date: 07/07/26		
Designed: BM Date: 07/07/26	Checked: PB Date: 07/07/26		
Design Project Leader: BM Date: 07/07/26	Project Manager: Date: 07/07/26		

FOOTBALL NORTHERN TERRITORY

Darwin Region
LOT 9775, 28 TAMBLING TERRACE, LYONS NT 0810
Tracy Village Sporting Precinct Development

CIVIL WORKS SITE PLAN
SHEET 2 OF 5

Project No.	Asset No.	Sheet Reference	Drawing No.	Amendment	
NT26011	-	5 OF 8	SK005	B	A1

Version: March 2021

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PRINT IN COLOUR

PRELIMINARY
NOT FOR CONSTRUCTION

N

HENBURY AVENUE

FOR CONTINUATION REFER TO DRG NO. SK004

REGRADE OPEN DRAIN.
1.2m WIDE BASE
1 IN 6 BATTERS
NOMINAL 200mm DEEP

DEMOLISH EXISTING FENCING, POLES, FOOTINGS AND CONCRETE SLABS

EXISTING ELECTRICAL BOX AND LIGHT POLE TO REMAIN

REFER TO LANDSCAPING DRAWINGS FOR FENCING DETAILS

VARIES (1 IN 6 MAX)

5 No. TREES RECENTLY REMOVED

RL22.905

3.0m

PROPOSED RETAINING WALL 400mm HIGH 10m LONG

5.0m

68.0m

5.0m

0.5%

1 IN 4 MAX.

REFER TO LANDSCAPING DRAWINGS FOR FENCING DETAILS

EXISTING DN1200 RCP

1 IN 6

1.5%

RIDGE LINE

1.5%

22.8

FOOTBALL FIELD 01

23.0

105.0m

1 IN 4

1 IN 6

1 IN 4

EXISTING BESPOKE INLET PIT

CLEAR OPEN DRAIN AND PIT INLET OF DEBRIS TO ENSURE FREE DRAINAGE

RL22.875

SEWER EASEMENT

EXISTING DN750 RCP

600mm WIDE CONCRETE INVERT

RL23.182

RL22.597

FFL 24.70

FOR CONTINUATION REFER TO DRG NO. SK002

WARNING
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LEGEND
EXISTING

- PROPERTY BOUNDARY
- 6.0 SURFACE CONTOUR
- FENCE
- PAVEMENT EDGE
- D STORMWATER DRAIN
- STORMWATER TABLE DRAIN / SWALE
- STORMWATER PIT
- E ELECTRICAL LINE
- dE ELECTRICAL LINE (DIAL B4U DIG)
- ELECTRICAL PIT / PILLAR
- PP ELECTRICAL POLE
- LP ELECTRICAL STREETLIGHT
- S SEWER MAIN
- dS SEWER MAIN (DIAL B4U DIG)
- SEWER ACCESS CHAMBER
- SEWER MAINTENANCE SHAFT
- W WATER MAIN
- dW WATER MAIN (DIAL B4U DIG)
- H WATER MAIN HYDRANT
- SV WATER MAIN VALVE
- IR WATER IRRIGATION MAIN
- F WATER FIRE MAIN
- dF WATER FIRE MAIN (DIAL B4U DIG)

LEGEND
PROPOSED

- 6.0 SURFACE CONTOUR
- FENCE
- BATTER
- GRADE LINE
- 14.560 FINSHED SURFACE LEVEL
- ROAD PAVEMENT
- D STORMWATER LINE
- STORMWATER PIT
- STORMWATER TABLE DRAIN / SWALE
- RETAINING WALL
- X ABANDON/DEMOLISH
- ACCESS ROAD EXTENSION PAVEMENT
- 1.5m WIDE CONCRETE FOOTPATH

NOTES
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2. FOR FENCING DETAILS REFER TO LANDSCAPING DRAWINGS.

2 0 2 4 6 8 10m
1:200–A1 1:400–A3

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byrne.
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Ph. 08 89472476 Fax: 08 89475098
Byrne Consultants Project No. NT26011

Drawn	Checked
BM Date: 07/07/26	PB Date: 07/07/26
Designed	Checked
BM Date: 07/07/26	PB Date: 07/07/26
Design Project Leader	Project Manager
BM Date: 07/07/26	Date: 07/07/26

FOOTBALL NORTHERN TERRITORY

Darwin Region
LOT 9775, 28 TAMBLING TERRACE, LYONS NT 0810
Tracy Village Sporting Precinct Development

CIVIL WORKS SITE PLAN
SHEET 3 OF 5

Project No.	Asset No.	Sheet Reference	Drawing No.	Amendment	
NT26011	-	6 OF 8	SK006	B	A1

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NOT FOR CONSTRUCTION

N

HENBURY AVENUE

EXISTING DN1200 RCP

EXISTING BESPOKE INLET PIT

CLEAR OPEN DRAIN AND PIT INLET OF DEBRIS TO ENSURE FREE DRAINAGE

FLEXI GREENSPACE FIELD 03

EXISTING ELECTRICAL BOX AND LIGHT POLE TO REMAIN

EXISTING ELECTRICAL BOX AND LIGHT POLE TO REMAIN

SOFTBALL AND BASEBALL FIELD 04

FOR CONTINUATION REFER TO DRG NO. SK003

WARNING
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LEGEND
EXISTING

- PROPERTY BOUNDARY
- 6.0 SURFACE CONTOUR
- FENCE
- PAVEMENT EDGE
- D STORMWATER DRAIN
- > STORMWATER TABLE DRAIN / SWALE
- STORMWATER PIT
- E ELECTRICAL LINE
- dE ELECTRICAL LINE (DIAL B4U DIG)
- ELECTRICAL PIT / PILLAR
- PP ELECTRICAL POLE
- LP ELECTRICAL STREETLIGHT
- S SEWER MAIN
- dS SEWER MAIN (DIAL B4U DIG)
- SEWER ACCESS CHAMBER
- SEWER MAINTENANCE SHAFT
- W WATER MAIN
- dW WATER MAIN (DIAL B4U DIG)
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- SV WATER MAIN VALVE
- IR WATER IRRIGATION MAIN
- F WATER FIRE MAIN
- dF WATER FIRE MAIN (DIAL B4U DIG)

LEGEND
PROPOSED

- 6.0 SURFACE CONTOUR
- FENCE
- BATTER
- GRADE LINE
- 14.560 FINSHED SURFACE LEVEL
- ROAD PAVEMENT
- D STORMWATER LINE
- STORMWATER PIT
- > STORMWATER TABLE DRAIN / SWALE
- RETAINING WALL
- X ABANDON/DEMOLISH
- ACCESS ROAD EXTENSION PAVEMENT
- 1.5m WIDE CONCRETE FOOTPATH

NOTES
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2. FOR FENCING DETAILS REFER TO LANDSCAPING DRAWINGS.

2 0 2 4 6 8 10m
1:200-A1 1:400-A3

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Byrne Consultants Project No. NT26011

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Designed: BM Date: 07/07/26	Checked: PB Date: 07/07/26		
Design Project Leader: BM Date: 07/07/26	Project Manager: Date: 07/07/26		

FOOTBALL NORTHERN TERRITORY

Darwin Region
LOT 9775, 28 TAMBLING TERRACE, LYONS NT 0810
Tracy Village Sporting Precinct Development

CIVIL WORKS SITE PLAN
SHEET 4 OF 5

Project No.	Asset No.	Sheet Reference	Drawing No.	Amendment	
NT26011	-	7 OF 8	SK007	B	A1

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PRINT IN COLOUR

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NOT FOR CONSTRUCTION

N

SEWER EASEMENT

EXISTING ELECTRICAL BOX AND LIGHT POLE TO REMAIN

EXISTING LARGE TREES FOR REMOVAL. REFER TO LANDSCAPING DRAWINGS

DEMOLISH EXISTING FENCING

EXISTING PLAYGROUND

1.5m WIDE CONCRETE FOOTPATH
100mm REINFORCED CONCRETE PAVEMENT, N25 SL72
MESH CENTRAL PLACED ON 50mm MIN SAND BEDDING.
150mm SUBGRADE COMPACTED TO 95% MMDD

EXISTING FOOTPATH

1.5m WIDE CONCRETE FOOTPATH
100mm REINFORCED CONCRETE PAVEMENT, N25 SL72
MESH CENTRAL PLACED ON 50mm MIN SAND BEDDING.
150mm SUBGRADE COMPACTED TO 95% MMDD

EXISTING DN750 RCP

600 x 900 GIP WITH CLASS C BIKE SAFE GRATE.
BREAK INTO EXISTING PIPE AND CONNECT
EXISTING DN750 RCP AND DN300 PVC

OPEN DRAIN.
1.2m WIDE BASE
1 IN 6 BATTERS
NOMINAL 200mm DEEP

AFL/CRICKET
FIELD 05

FOR CONTINUATION REFER TO DRG NO. SK003

FOR CONTINUATION REFER TO DRG NO. SK002

LEGEND
EXISTING

- PROPERTY BOUNDARY
- SURFACE CONTOUR
- FENCE
- PAVEMENT EDGE
- STORMWATER DRAIN
- STORMWATER TABLE DRAIN / SWALE
- STORMWATER PIT
- ELECTRICAL LINE
- ELECTRICAL LINE (DIAL B4U DIG)
- ELECTRICAL PIT / PILLAR
- ELECTRICAL POLE
- ELECTRICAL STREETLIGHT
- SEWER MAIN
- SEWER MAIN (DIAL B4U DIG)
- SEWER ACCESS CHAMBER
- SEWER MAINTENANCE SHAFT
- WATER MAIN
- WATER MAIN (DIAL B4U DIG)
- WATER MAIN HYDRANT
- WATER MAIN VALVE
- WATER IRRIGATION MAIN
- WATER FIRE MAIN
- WATER FIRE MAIN (DIAL B4U DIG)

LEGEND
PROPOSED

- SURFACE CONTOUR
- FENCE
- BATTER
- GRADE LINE
- FINSHED SURFACE LEVEL
- ROAD PAVEMENT
- STORMWATER LINE
- STORMWATER PIT
- STORMWATER TABLE DRAIN / SWALE
- RETAINING WALL
- ABANDON/DEMOLISH
- ACCESS ROAD EXTENSION PAVEMENT
- 1.5m WIDE CONCRETE FOOTPATH

NOTES
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2. FOR FENCING DETAILS REFER TO LANDSCAPING DRAWINGS.

2 0 2 4 6 8 10m
1:200-A1 1:400-A3

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Byrne Consultants Project No. NT26011

Drawn BM Date: 07/07/26	Checked PB Date: 07/07/26		
Designed BM Date: 07/07/26	Checked PB Date: 07/07/26		
Design Project Leader BM Date: 07/07/26	Project Manager Date: 07/07/26		

FOOTBALL NORTHERN TERRITORY

Darwin Region
LOT 9775, 28 TAMBLING TERRACE, LYONS NT 0810
Tracy Village Sporting Precinct Development

CIVIL WORKS SITE PLAN
SHEET 5 OF 5

Project No.	Asset No.	Sheet Reference	Drawing No.	Amendment	
NT26011	-	8 OF 8	SK008	B	A1

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HELLENIC ATHLETIC FOOTBALL CLUB - NEW CHANGE ROOMS PROJECT
TRACY VILLAGE SPORTS PRECINCT

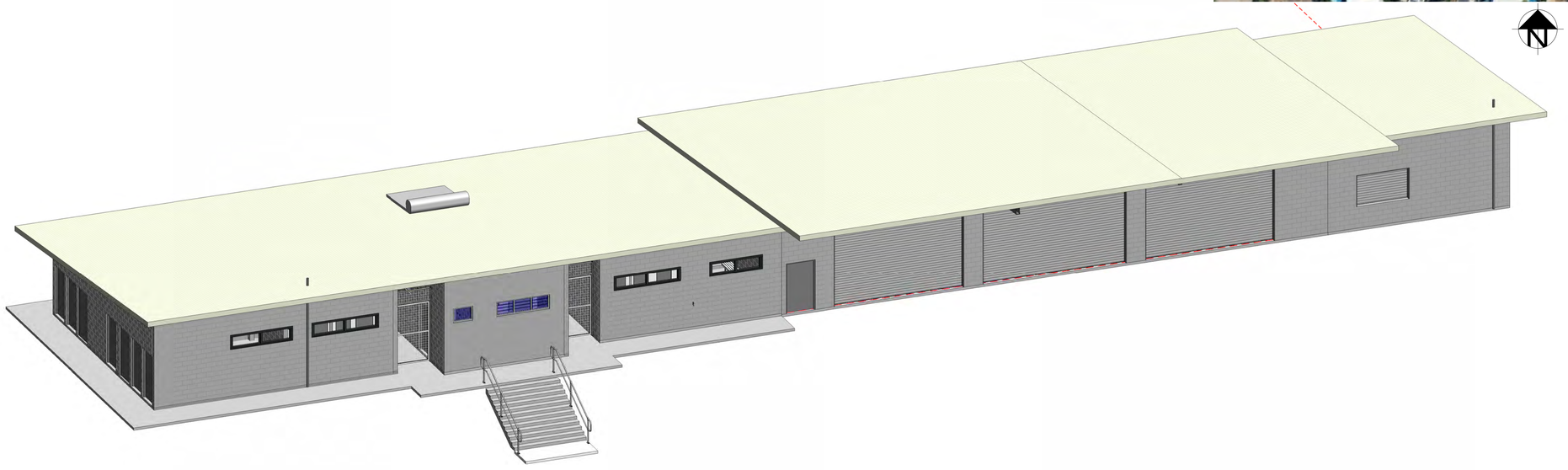
28 TAMBLING TERRACE, LYONS NT 0810

ARCHITECTURAL DRAWING SCHEDULE

A000	LOCALITY PLAN, DRAWING SCHEDULE	ISSUED FOR DA SUBMISSION	G
A100	GROUND FLOOR PLAN & ROOF PLAN	ISSUED FOR DA SUBMISSION	H
A101	REFLECTED CEILING PLAN & ELECTRICAL PLAN	ISSUED FOR DA SUBMISSION	G
A103	CHANGE ROOMS FLOOR PLAN	ISSUED FOR DA SUBMISSION	F
A110	ELEVATIONS	ISSUED FOR DA SUBMISSION	G
A120	SECTIONS - SHEET 1	ISSUED FOR DA SUBMISSION	G
A121	SECTIONS - SHEET 2	ISSUED FOR DA SUBMISSION	G
A130	DDA WET AREA DETAILS	REVISED LAYOUT ISSUED FOR APPROVAL	B
A131	STAIR DETAILS	REVISED LAYOUT ISSUED FOR APPROVAL	B
A140	ROOM DETAILS - SHEET 1	ISSUED FOR DA SUBMISSION	C
A141	ROOM DETAILS - SHEET 2	ISSUED FOR DA SUBMISSION	C
A142	ROOM DETAILS - SHEET 3	ISSUED FOR DA SUBMISSION	C
A143	ROOM DETAILS - SHEET 4	ISSUED FOR DA SUBMISSION	C
A150	DETAIL SECTIONS		
A160	DOOR & WINDOW SCHEDULE	REVISED LAYOUT ISSUED FOR APPROVAL	B
A180	3D VIEWS	ISSUED FOR DA SUBMISSION	F



LOCALITY PLAN
SCALE1 : 1500



FOR INFORMATION

No.	DESCRIPTION	DATE	INIT.	DEPT/COMPANY
G	ISSUED FOR DA SUBMISSION	21.07.26	ALA	D&PM
F	REVISED LAYOUT ISSUED FOR APPROVAL	15.07.26	ALA	D&PM
E	REVISED LAYOUT ISSUED FOR REVIEW	13.07.26	ALA	D&PM
D	ISSUE FOR 30% REVIEW	13.04.26	ALA	DSQS
C	ISSUE FOR COORDINATION	08.04.26	ALA	CONSULTANTS
B	GENERAL UPDATE	25.03.26	ALA	TECON
A	ISSUE FOR CLIENT REVIEW	23.03.26	ALA	D&PM

AMENDMENTS

PROJECT MANAGER **D&PM**
BUILDING CERTIFIER: **TECON**
ELECTRICAL **NTBS**
HYDRAULIC **WSP**
STRUCTURAL **MDP**
CIVIL **MDP**

ASHFORD LAMAYA ARCHITECTS

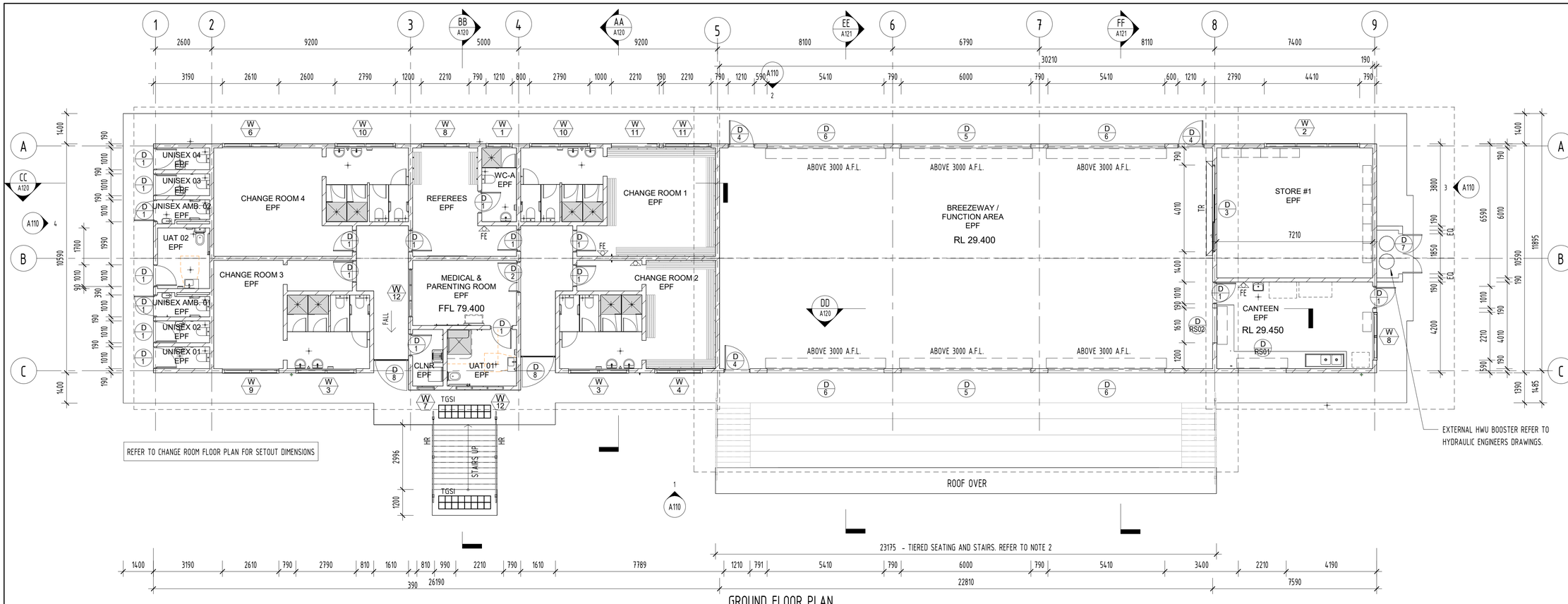
FOOTBALL NORTHERN TERRITORY

DRAWN	MP
DATE	FEB 2026
DESIGNED	MP
DATE	FEB 2026
CHECKED	ALA
DATE	FEB 2026
DESIGN PROJECT LEADER	MP
DATE	FEB 2026

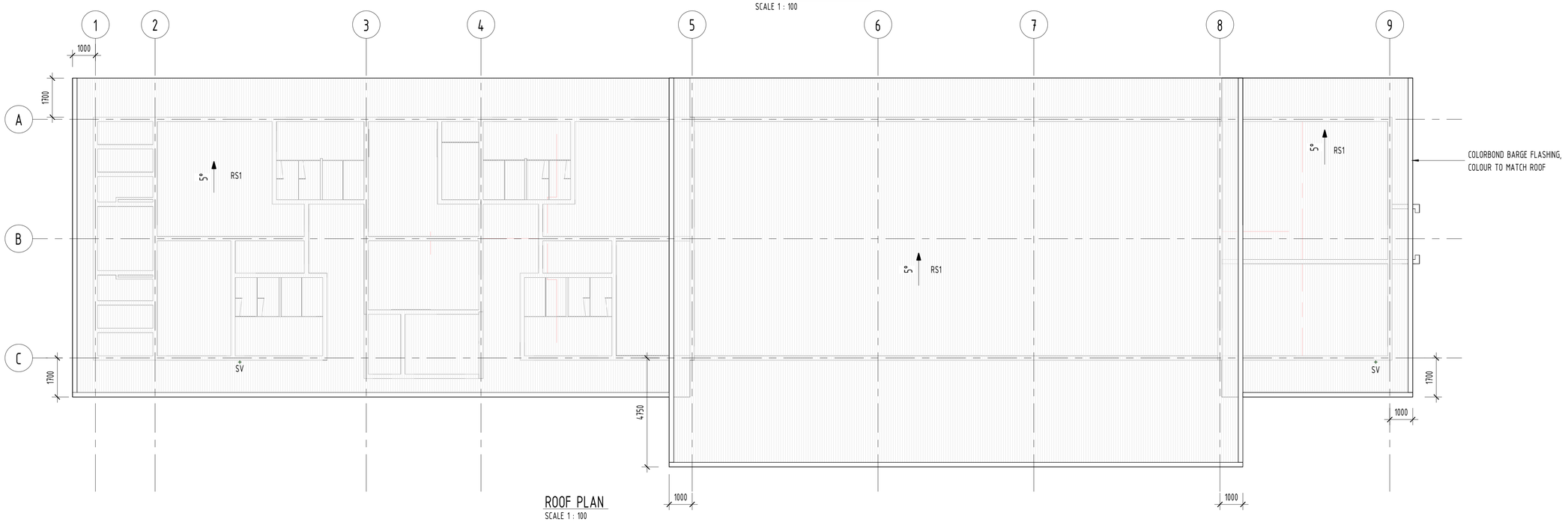
HELLENIC ATHLETIC FOOTBALL CLUB CHANGE ROOMS, TRACY VILLAGE SPORTS PRECINCT
28 TAMBLING TERRACE, LYONS NT 0810

JOB No.	SHEET No.		SHEET NAME	SCALE	AMENDMENT	SHEET SIZE
873	**A000**	OF -	**LOCALITY PLAN, DRAWING SCHEDULE**	1 : 1500	**G**	A1

Ver. JAN 2025



GROUND FLOOR PLAN
SCALE 1 : 100



ROOF PLAN
SCALE 1 : 100

ROOM AREA SCHEDULE

ROOM NAME	AREA
BREEZEWAY / FUNCTION AREA	209.6 m²
CANTEEN	28.9 m²
CHANGE ROOM 1	40.6 m²
CHANGE ROOM 2	34.1 m²
CHANGE ROOM 3	33.3 m²
CHANGE ROOM 4	40.6 m²
CLNR	3.7 m²
MEDICAL & PARENTING ROOM	14.5 m²
REFEREES	17.6 m²
STORE #1	43.3 m²
UAT 01	8.4 m²
UAT 02	6.8 m²
UNISEX 01	2.4 m²
UNISEX 02	2.4 m²
UNISEX 03	2.4 m²
UNISEX 04	2.4 m²
UNISEX AMB. 01	2.4 m²
UNISEX AMB. 02	2.4 m²
WC-A	5.5 m²
	501.3 m²

LEGEND

FE	FIRE EXTINGUISHER
HR	HAND RAILING
RS1	0.42 BMT SPANDEK ROOF SHEETING FIXED TO DTC M/322/01-02. COLOUR: SURFMIST WITH MATCHING CAPPINGS & FLASHINGS
SV	STACK VENT
TR	THRESHOLD RAMP

FLOOR FINISH LEGEND

CON1	CONCRETE, NON-SLIP, BROOM FINISH.
CON2	CONCRETE, NON-SLIP, BROOM FINISH, EPOXY SEALANT.
CON3	CONCRETE, CLEAR SEALED.
EPF	CONCRETE BASE WITH DECORATIVE SEAMLESS EPOXY FLOOR COATING.

DENOTES 50mm SETDOWN

NOTES:
1. ALL BLOCKWORK TO EXTEND TO UNDERSIDE OF ROOF SHEETING
2. TIERED SEATING, STAIRS AND HANDRAILING TO BE FUTURE WORKS AND SHOWN HERE FOR INFORMATION ONLY.

0m 2m 4m
VISUAL SCALE 1:100 @ A1

FOR INFORMATION

No.	DESCRIPTION	DATE	INIT.	DEPT/COMPANY
H	ISSUED FOR DA SUBMISSION	21.07.26	ALA	D&PM
G	REVISED LAYOUT ISSUED FOR APPROVAL	15.07.26	ALA	D&PM
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B	ISSUE FOR CLIENT REVIEW	23.03.26	ALA	D&PM
A	ISSUE FOR REVIEW	24.02.26	ALA	CONSULTANTS

AMENDMENTS

PROJECT MANAGER **D&PM**
BUILDING CERTIFIER: **TECON**
ELECTRICAL **NTBS**
HYDRAULIC **WSP**
STRUCTURAL **MDP**
CIVIL **MDP**

ASHFORD LAMAYA ARCHITECTS

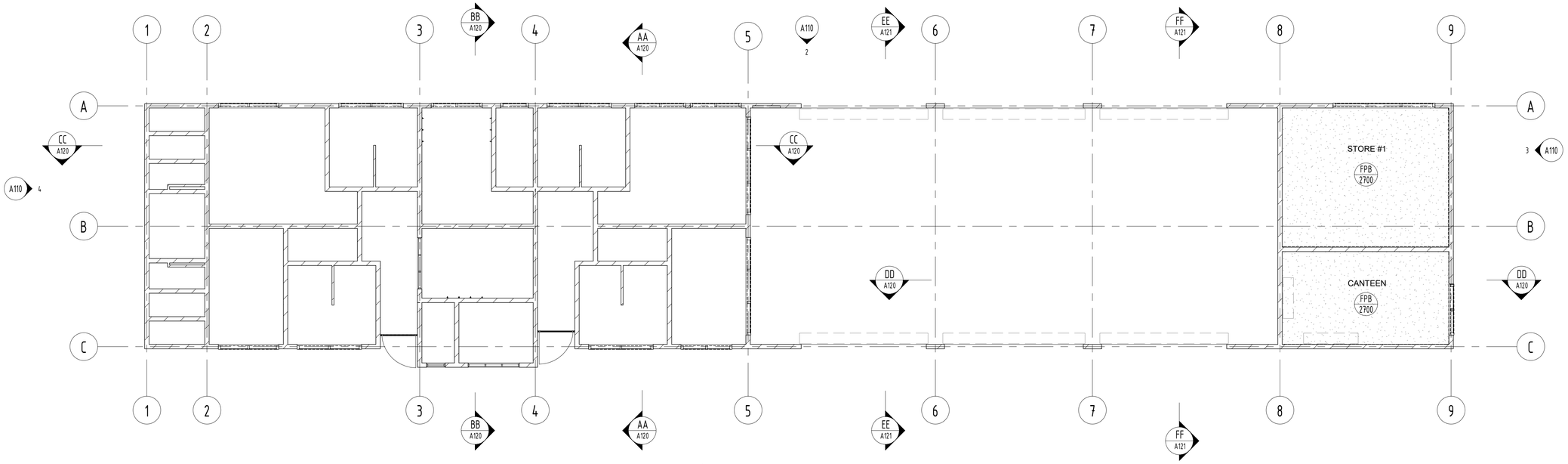
FOOTBALL NORTHERN TERRITORY

DRAWN	MP
DATE	FEB 2026
DESIGNED	MP
DATE	FEB 2026
CHECKED	ALA
DATE	FEB 2026
DESIGN PROJECT LEADER	MP
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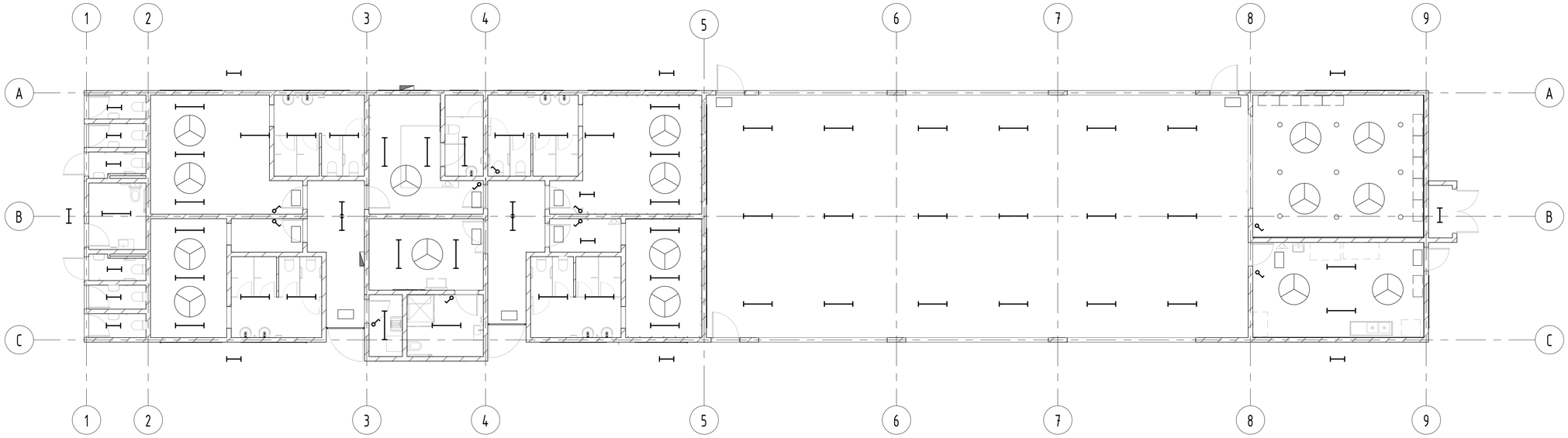
JOB No.	SHEET No.		SHEET NAME	SCALE	AMENDMENT	SHEET SIZE
873	A100	OF -	GROUND FLOOR PLAN & ROOF PLAN	1 : 100	H	A1

Ver. JAN 2025



REFLECTED CEILING PLAN
SCALE 1 : 100

1 A110



ELECTRICAL PLAN
SCALE 1 : 100

CEILING LEGEND

FPB 2700 — CEILING MATERIAL / CEILING HEIGHT ABOVE CONC. SLAB LEVEL

FPB FLUSH PLASTERBOARD, PAINT FINISH

ELECTRICAL LEGEND

- A — 600 LONG LED BATTEN LIGHT
- B — 1200 LONG LED BATTEN LIGHT
- C — 600 LONG LED BATTEN LIGHT, IK08 SECURITY LIGHT BY SUNSET SWITCH
- D — 1200 LONG LED BATTEN LIGHT, IK08 EMERGENCY LIGHT
- DL1 — LED DOWNLIGHT
- 1400Φ CEILING FANS, WHITE 3 BLADE
- EXIT — EXIT SIGN ABOVE DOOR

NOTE
1. ARTIFICIAL LIGHTING SHALL COMPLY WITH AS/NZS 1680.0

NOTE:
1. ALL ROOF AREAS WITHIN THE BUILDING ENVELOPE WHICH DO NOT HAVE INTERNAL CEILINGS ARE TO BE PROVIDED WITH;
   - A. ROOF SARKING RUNNING PARALLEL WITH AND LAPPED AND TAPED OVER THE ROOF PURLINS,
   - B. R3.0 BULK INSULATION MINIMUM
   - C. PERFORATED SARKING, PAINTED BLACK TO UNDERSIDE (VISIBLE SIDE FROM A ROOM)
2. PROVIDE WIRE MESH SUPPORT IF / AS REQUIRED TO SUPPORT THE BULK INSULATION.
3. ROOF AREAS OUTSIDE THE BUILDING ENVELOPE ARE NOT REQUIRED TO BE PROVIDED WITH ITEMS 1 AND 2 ABOVE.
4. BLOCKWORK TO CONTINUE TO UNDERSIDE OF ROOF SHEETING. STRUCTURAL RAFTERS, OUTRIGGERS, SHELF ANGLE TO SUPPORT THE ROOF PURLINS BETWEEN THE BLOCKWORK ARE TO BE CONFIRMED BY THE STRUCTURAL ENGINEER.

0m 2m 4m
VISUAL SCALE 1:100 @ A1

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AMENDMENTS

PROJECT MANAGER **D&PM**
BUILDING CERTIFIER: **TECON**
ELECTRICAL **NTBS**
HYDRAULIC **WSP**
STRUCTURAL **MDP**
CIVIL **MDP**

ASHFORD LAMAYA ARCHITECTS

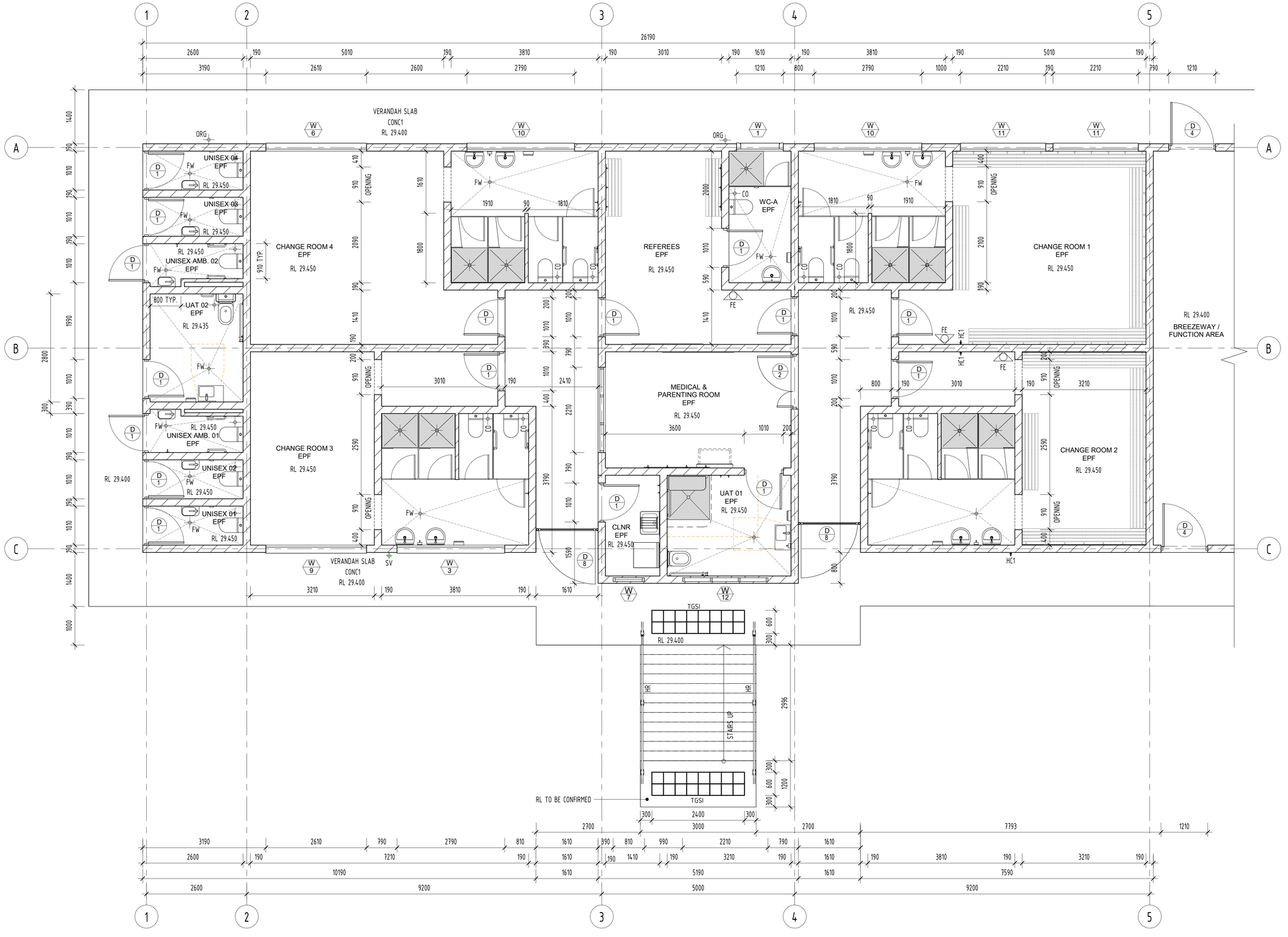
FOOTBALL NORTHERN TERRITORY

DRAWN	MP
DATE	FEB 2026
DESIGNED	MP
DATE	FEB 2026
CHECKED	ALA
DATE	FEB 2026
DESIGN PROJECT LEADER	MP
DATE	FEB 2026

HELLENIC ATHLETIC FOOTBALL CLUB CHANGE ROOMS, TRACY VILLAGE SPORTS PRECINCT
28 TAMBLING TERRACE, LYONS NT 0810

JOB No.	SHEET No.	OF	SHEET NAME	SCALE	AMENDMENT	SHEET SIZE
873	A101	-	REFLECTED CEILING PLAN & ELECTRICAL PLAN	1 : 100	G	A1

Ver. JAN 2025



NOTE:
ALL FIXTURES & FITTINGS IN UAT &
AMBULANT FACILITIES BE INSTALLED
IN STRICT ACCORDANCE WITH AS1428

PROVIDE AT LEAST 30% MIN LUMINANCE CONTRAST
BETWEEN THE TOILET SEAT & THE TOILET

FLOOR FINISH LEGEND

CON1 CONCRETE, NON-SLIP, BROOM FINISH.
CON2 CONCRETE, NON-SLIP, BROOM FINISH, EPOXY SEALANT.
CON3 CONCRETE, CLEAR SEALED.
EPF CONCRETE BASE WITH DECORATIVE SEAMLESS EPOXY FLOOR COATING.

DENOTES 50mm SETDOWN

WALL LEGEND

DENOTES NEW 200 SERIES BLOCKWORK WALL FULL HEIGHT TO UNDERSIDE OF ROOF

DENOTES NEW 200 SERIES BLOCKWORK WALL TO 3000 HIGH ONLY

DENOTES NEW 100 SERIES BLOCKWORK WALL TO 3000 HIGH ONLY

0m 1m 2m
VISUAL SCALE 1:50 @ A1

FOR INFORMATION

No.	DESCRIPTION	DATE	INIT.	DEPT/COMPANY
F	ISSUED FOR DA SUBMISSION	21.07.26	ALA	D&PM
E	REVISED LAYOUT ISSUED FOR APPROVAL	15.07.26	ALA	D&PM
D	REVISED LAYOUT ISSUED FOR REVIEW	13.07.26	ALA	D&PM
C	ISSUE FOR 30% REVIEW	13.04.26	ALA	DSQS
B	ISSUE FOR COORDINATION	08.04.26	ALA	CONSULTANTS
A	ISSUE FOR CLIENT REVIEW	23.03.26	ALA	D&PM

AMENDMENTS

PROJECT MANAGER: **D&PM**
BUILDING CERTIFIER: **TECON**
ELECTRICAL **NTBS**
HYDRAULIC **WSP**
STRUCTURAL **MDP**
CIVIL **MDP**

ASHFORD LAMAYA ARCHITECTS

FOOTBALL NORTHERN TERRITORY

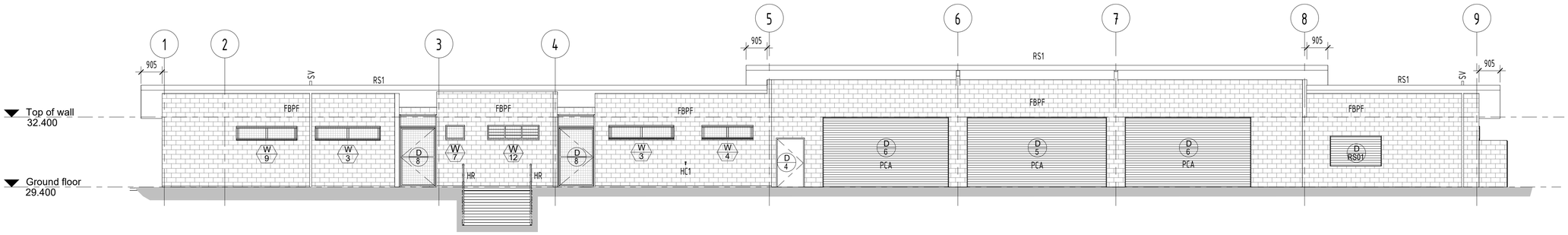
DRAWN	MP
DATE	FEB 2026
DESIGNED	MP
DATE	FEB 2026
CHECKED	ALA
DATE	FEB 2026
DESIGN PROJECT LEADER	MP
DATE	FEB 2026

HELLENIC ATHLETIC FOOTBALL CLUB CHANGE ROOMS, TRACY VILLAGE SPORTS PRECINCT

28 TAMBLING TERRACE, LYONS NT 0810

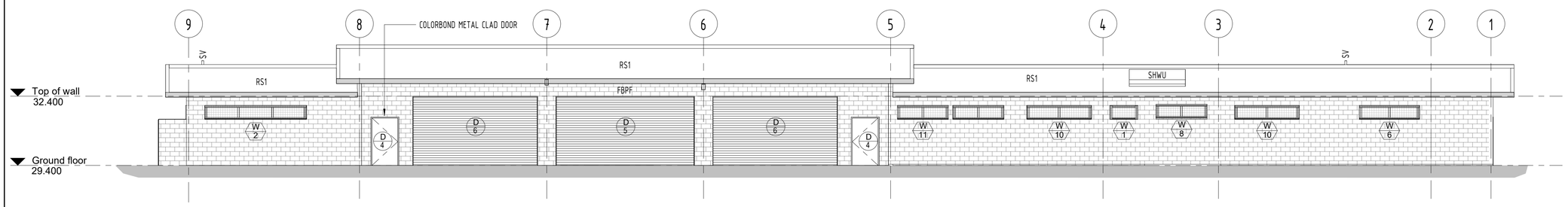
JOB No.	SHEET No.		SHEET NAME	SCALE	AMENDMENT	SHEET SIZE
873	A103	OF -	CHANGE ROOMS FLOOR PLAN	As indicated	F	A1

Ver. JAN 2025



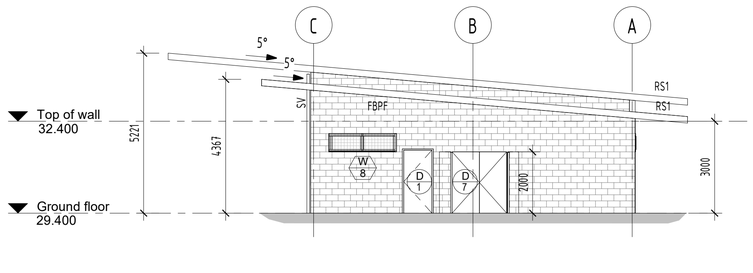
ELEVATION 1

SCALE 1 : 100



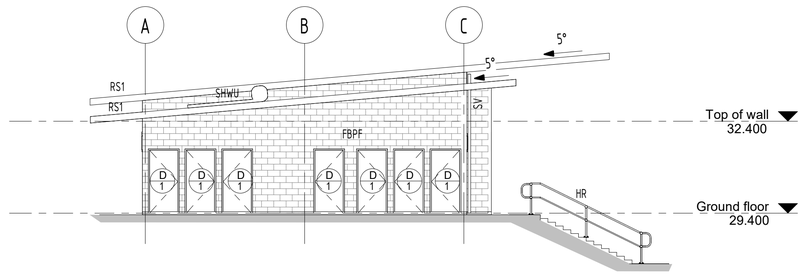
ELEVATION 2

SCALE 1 : 100



ELEVATION 3

SCALE 1 : 100



ELEVATION 4

SCALE 1 : 100

0m 2m 4m

VISUAL SCALE 1:100 @ A1

FOR INFORMATION

No.	DESCRIPTION	DATE	INIT.	DEPT/COMPANY
G	ISSUED FOR DA SUBMISSION	21.07.26	ALA	D&PM
F	REVISED LAYOUT ISSUED FOR APPROVAL	15.07.26	ALA	D&PM
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D	ISSUE FOR 30% REVIEW	13.04.26	ALA	DSQS
C	ISSUE FOR COORDINATION	08.04.26	ALA	CONSULTANTS
B	ISSUE FOR CLIENT REVIEW	23.03.26	ALA	D&PM
A	ISSUE FOR REVIEW	24.02.26	ALA	CONSULTANTS

AMENDMENTS

PROJECT MANAGER **D&PM**
BUILDING CERTIFIER: **TECON**
ELECTRICAL **NTBS**
HYDRAULIC **WSP**
STRUCTURAL **MDP**
CIVIL **MDP**

ASHFORD LAMAYA ARCHITECTS

FOOTBALL NORTHERN TERRITORY

DRAWN MP
DATE FEB 2026
DESIGNED MP
DATE FEB 2026
CHECKED ALA
DATE FEB 2026
DESIGN PROJECT LEADER MP
DATE FEB 2026

HELLENIC ATHLETIC FOOTBALL CLUB CHANGE ROOMS, TRACY VILLAGE SPORTS PRECINCT
28 TAMBLING TERRACE, LYONS NT 0810

JOB No. 873
SHEET No. **A110** OF -
SHEET NAME **ELEVATIONS**
SCALE 1 : 100
AMENDMENT **G**
SHEET SIZE A1

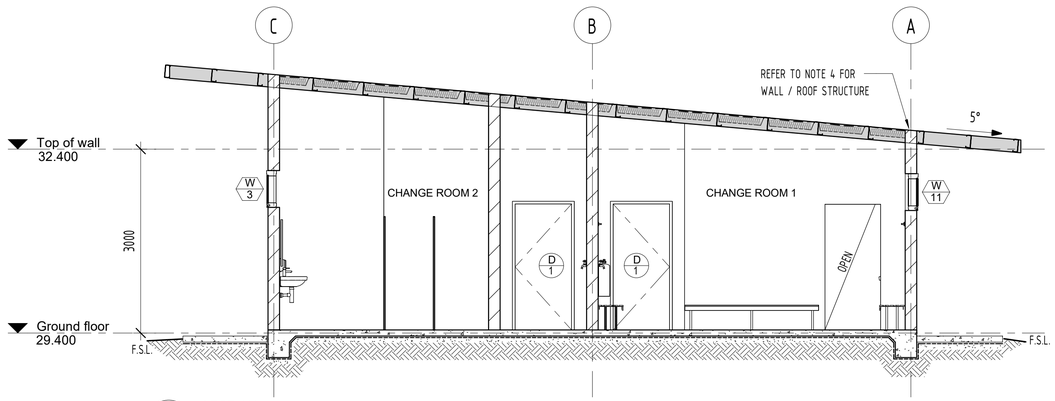
Ver. JAN 2025

LEGEND

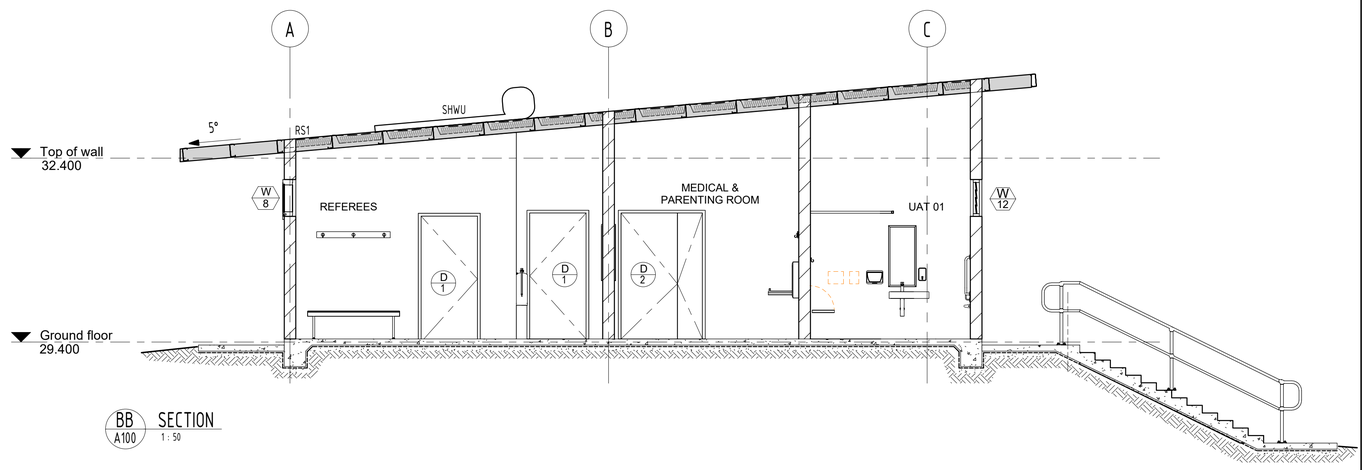
FBPF	FACE BLOCKWORK PAINT FINISH
HC1	EXTERNAL ANTI VANDAL HOSE COCK
HR	HAND RAILING
PCA	POWDERCOATED ALUMINUM FINISH
RS1	0.42 BMT SPANDEK ROOF SHEETING FIXED TO DTC M/322/01-02. COLOUR: SURFMIST WITH MATCHING CAPPINGS & FLASHINGS
SHWU	SOLAR HOT WATER UNIT. REFER TO HYDRAULIC DRAWINGS.
SV	STACK VENT

NOTES:

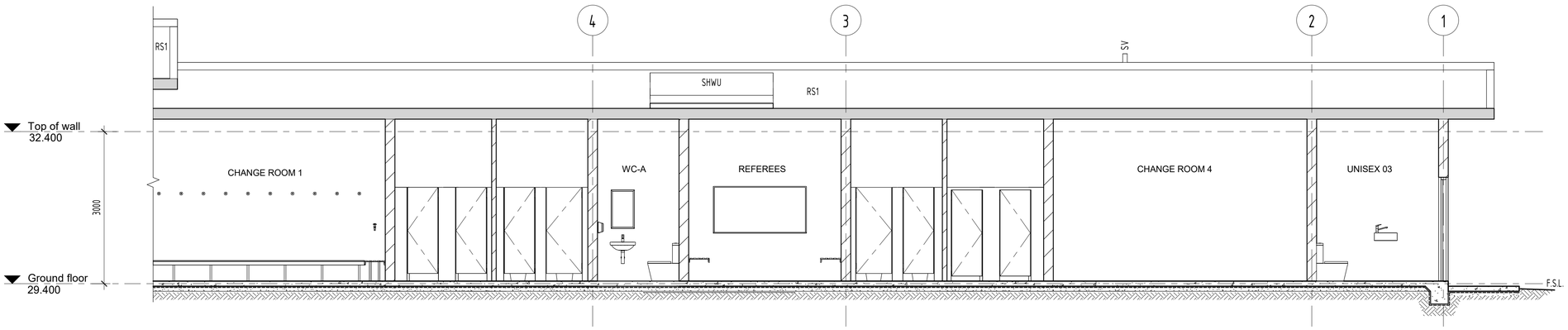
1. ALL WINDOWS ARE TO BE FITTED WITH CRIMSAFE SECURITY SCREENS, POWDERCOATED FINISH TO MATCH THE WINDOW FRAME.



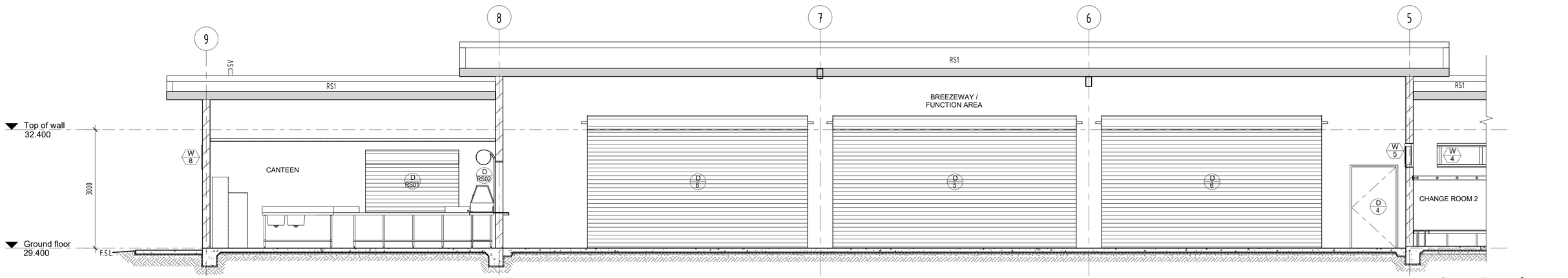
AA A100 SECTION 1 : 50



BB A100 SECTION 1 : 50



CC A100 SECTION 1 : 50



DD A100 SECTION 1 : 50

0m 1m 2m

VISUAL SCALE 1:50 @ A1

LEGEND

RS1	0.42 BMT SPANDEK ROOF SHEETING FIXED TO DTC M/322/01-02. COLOUR: SURFMIST WITH MATCHING CAPPINGS & FLASHINGS
SHWU	SOLAR HOT WATER UNIT. REFER TO HYDRAULIC DRAWINGS.
SV	STACK VENT

NOTE:

1. ALL ROOF AREAS WITHIN THE BUILDING ENVELOPE WHICH DO NOT HAVE INTERNAL CEILINGS ARE TO BE PROVIDED WITH;
   - A. ROOF SARKING RUNNING PARALLEL WITH AND LAPPED AND TAPED OVER THE ROOF PURLINS,
   - B. R3.0 BULK INSULATION MINIMUM
   - C. PERFORATED SARKING, PAINTED BLACK TO UNDERSIDE (VISIBLE SIDE FROM A ROOM)
2. PROVIDE WIRE MESH SUPPORT IF / AS REQUIRED TO SUPPORT THE BULK INSULATION.
3. ROOF AREAS OUTSIDE THE BUILDING ENVELOPE ARE NOT REQUIRED TO BE PROVIDED WITH ITEMS 1 AND 2 ABOVE.
4. BLOCKWORK TO CONTINUE TO UNDERSIDE OF ROOF SHEETING. STRUCTURAL RAFTERS, OUTRIGGERS, SHELF ANGLE TO SUPPORT THE ROOF PURLINS BETWEEN THE BLOCKWORK ARE TO BE CONFIRMED BY THE STRUCTURAL ENGINEER.

FOR INFORMATION

No.	DESCRIPTION	DATE	INIT.	DEPT/COMPANY
G	ISSUED FOR DA SUBMISSION	21.07.26	ALA	D&PM
F	REVISED LAYOUT ISSUED FOR APPROVAL	15.07.26	ALA	D&PM
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D	ISSUE FOR 30% REVIEW	13.04.26	ALA	DSQS
C	ISSUE FOR COORDINATION	08.04.26	ALA	CONSULTANTS
B	ISSUE FOR CLIENT REVIEW	23.03.26	ALA	D&PM
A	ISSUE FOR REVIEW	24.02.26	ALA	CONSULTANTS

AMENDMENTS

PROJECT MANAGER **D&PM**
BUILDING CERTIFIER: **TECON**
ELECTRICAL **NTBS**
HYDRAULIC **WSP**
STRUCTURAL **MDP**
CIVIL **MDP**

ASHFORD LAMAYA ARCHITECTS

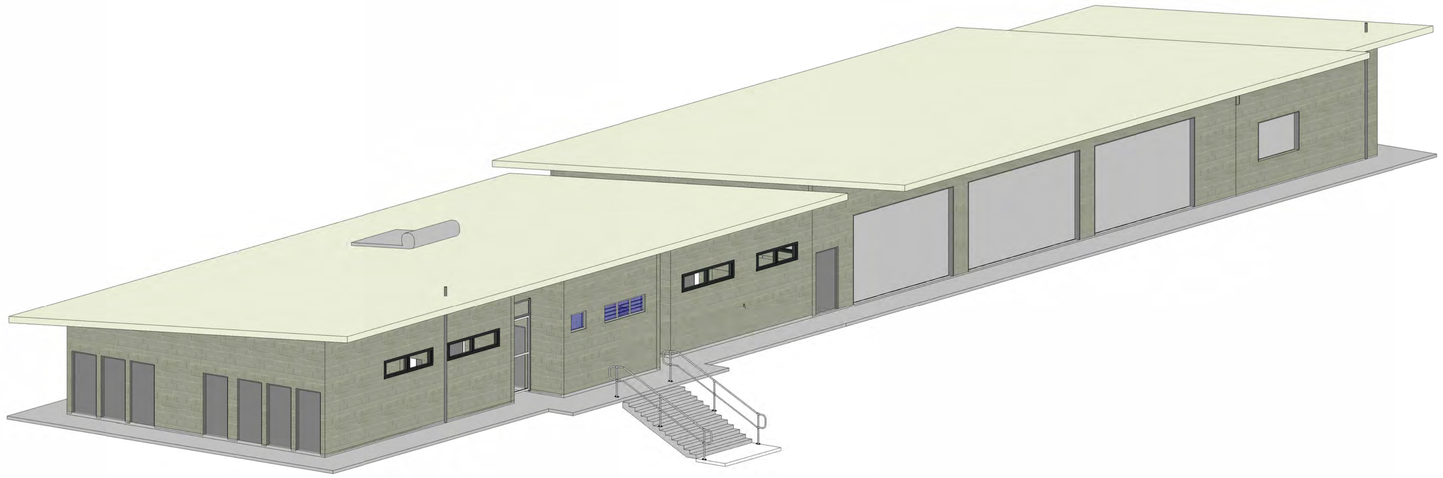
FOOTBALL NORTHERN TERRITORY

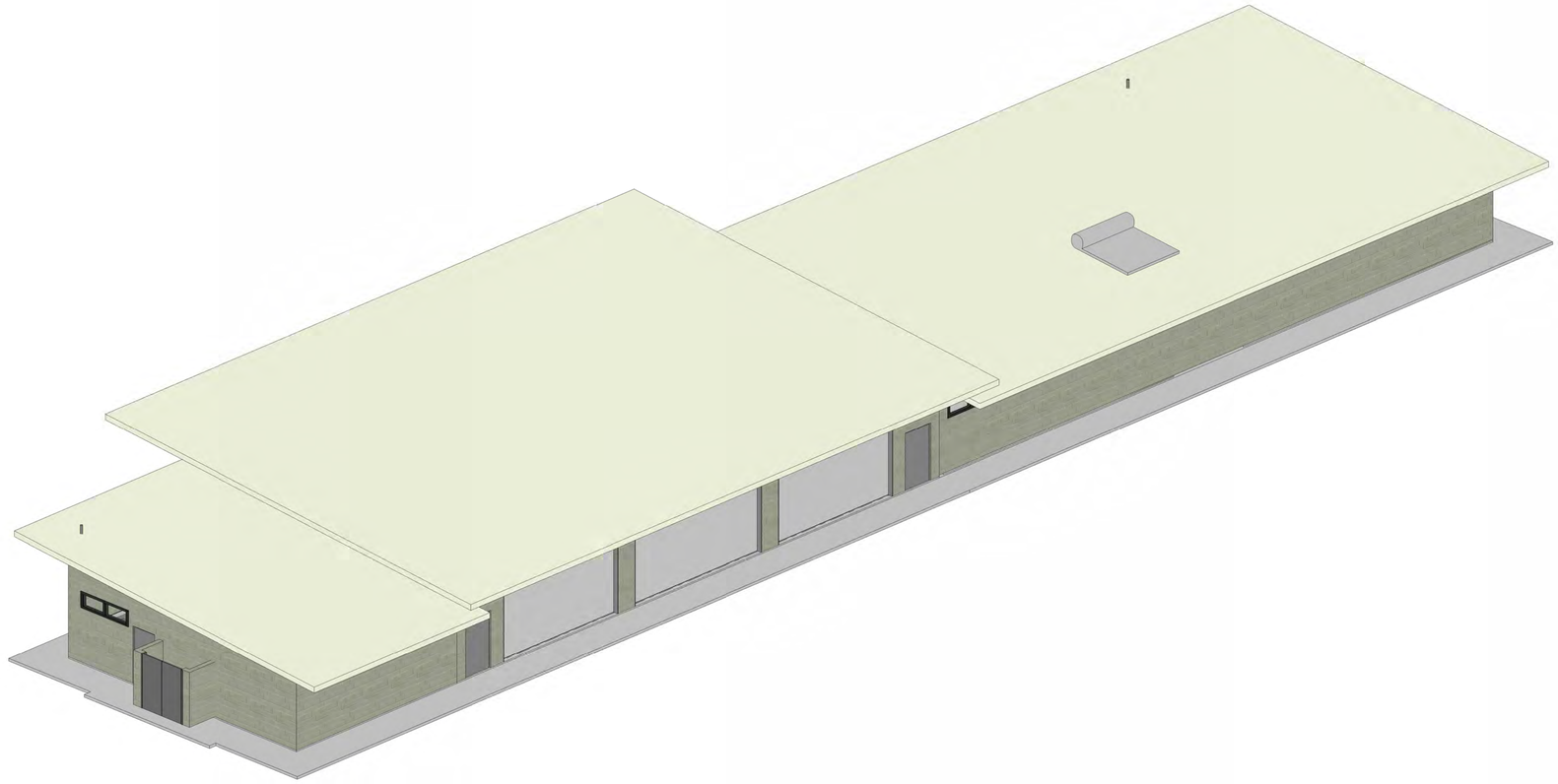
DRAWN	MP	
DATE	FEB 2026	
DESIGNED	MP	
DATE	FEB 2026	
CHECKED	ALA	
DATE	FEB 2026	
DESIGN PROJECT LEADER	MP	
DATE	FEB 2026	

HELLENIC ATHLETIC FOOTBALL CLUB CHANGE ROOMS, TRACY VILLAGE SPORTS PRECINCT
28 TAMBLING TERRACE, LYONS NT 0810

JOB No.	SHEET No.		SHEET NAME	SCALE	AMENDMENT	SHEET SIZE
873	A120	OF -	SECTIONS - SHEET 1	As indicated	G	A1

Ver. JAN 2025





FOR INFORMATION

No.	DESCRIPTION	DATE	INIT.	DEPT/COMPANY
F	ISSUED FOR DA SUBMISSION	21.07.26	ALA	D&PM
E	REVISED LAYOUT ISSUED FOR APPROVAL	15.07.26	ALA	D&PM
D	REVISED LAYOUT ISSUED FOR REVIEW	13.07.26	ALA	D&PM
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B	ISSUE FOR COORDINATION	08.04.26	ALA	CONSULTANTS
A	ISSUE FOR CLIENT REVIEW	23.03.26	ALA	D&PM

AMENDMENTS

PROJECT MANAGER
D&PM

BUILDING CERTIFIER:
TECON

ELECTRICAL
NTBS

HYDRAULIC
WSP

STRUCTURAL
MDP

CIVIL
MDP

ASHFORD LAMAYA ARCHITECTS

FOOTBALL NORTHERN TERRITORY

DRAWN	MP
DATE	FEB 2026
DESIGNED	MP
DATE	FEB 2026
CHECKED	ALA
DATE	FEB 2026
DESIGN PROJECT LEADER	MP
DATE	FEB 2026

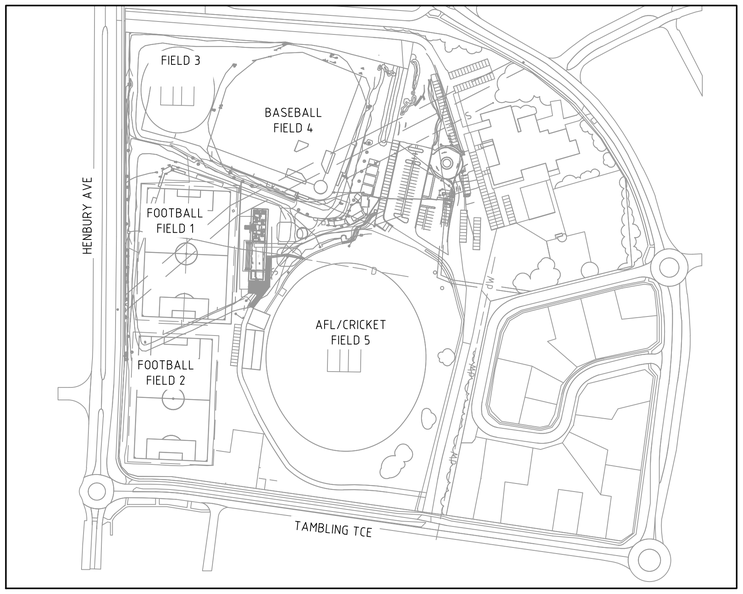
HELLENIC ATHLETIC FOOTBALL CLUB CHANGE ROOMS, TRACY VILLAGE SPORTS PRECINCT
28 TAMBLING TERRACE, LYONS NT 0810

JOB No.	SHEET No.			SHEET NAME	SCALE	AMENDMENT	SHEET SIZE
873	**A180**	OF	-	**3D VIEWS**		**F**	A1

Ver. JAN 2025



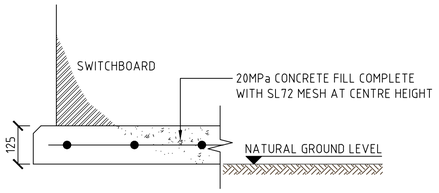
LOCALITY PLAN
SCALE NTS



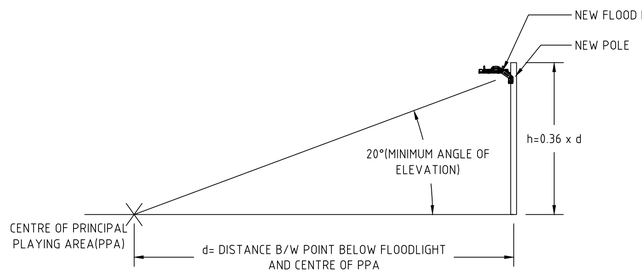
KEY PLAN
SCALE NTS

LEGEND OF SYMBOLS

- EX (P) — EXISTING PACKAGE SUBSTATION TO REMAIN
- EX MSB — EXISTING MAIN SWITCHBOARD TO REMAIN
- N MDB — NEW MAIN DISTRIBUTION BOARD
- ISOLATING SWITCH
- CIRCUIT BREAKER
- RCD — MINIATURE CIRCUIT BREAKER c/w 30mA RCD PROTECTION
- TC — TIMECLOCK CONTACTOR
- CONTACTOR
- SINGLE PHASE
- TWO PHASE
- THREE PHASE
- LD — TRAY MOUNTED LED DRIVER TO SUIT FITTING
- 200kA — 200kA SURGE DIVERTER
- 100kA — 100kA SURGE DIVERTER
- SWITCHBOARD OUTLINE
- LV — NEW LV CONDUIT, HD uPVC ORANGE
- EX/LV — EXISTING LV CONDUIT
- C — C — NEW COMMS CONDUIT, HD uPVC WHITE
- EP — ELECTRICAL PIT
- LV / XXX / 1 — DENOTES CONDUIT DIAMETER; DENOTES NUMBER OF CONDUITS
- NEW LIGHT POLE



TYPICAL PLINTH DETAIL
NOT TO SCALE



TYPICAL POLE HEIGHT DETAILS
SCALE NTS

GENERAL NOTES

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL AND SURVEY DRAWINGS INCLUDING DEMOLITION PLANS. REFER ANY CONFLICTING INFORMATION, OMISSIONS OR ERRORS TO THE PROJECT SUPERINTENDENT FOR RESOLUTION
2. COORDINATE WITH ALL OTHER TRADES ON SITE
3. DO NOT SETOUT OR SCALE FROM THESE DRAWINGS. CONFIRM ALL MEASUREMENTS ON SITE
4. ALL WORKS ARE TO COMPLY WITH THE RELEVANT CODES AND STANDARDS INCLUDING BUT NOT LIMITED TO AUSTRALIAN STANDARDS (AS), THE BUILDING CODE OF AUSTRALIA (BCA), ELECTRICITY SAFETY ACT, AS/NZS 3000 (WIRING RULES), AS/NZS3008, AS4282 (CONTROL OF OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING), AS2560 (SPORTS LIGHTING), THE REQUIREMENTS OF LOCAL AUTHORITIES AND GENERAL BEST PRACTICE.
5. UTILISE EXISTING SLAB OPENINGS AND CABLE DUCTS WHERE PRACTICAL, CONCEAL CABLING WHERE POSSIBLE, WHERE CABLING MUST BE VISIBLE INSTALL WITHIN HORIZONTAL AND VERTICAL RUNS OF SURFACE MOUNTED CONDUIT
6. THE CONTRACTOR SHALL SUBMIT ALL NECESSARY SHOP DRAWINGS AND EQUIPMENT TECHNICAL DATA SHEETS FOR ALL EQUIPMENT FOR ASSESSMENT BY THE PROJECT SUPERINTENDENT PRIOR TO PROCUREMENT
7. THE CONTRACTOR SHALL SUBMIT ALL NECESSARY DRAWINGS/NOTIFICATIONS OF INTENT TO THE LOCAL SUPPLY AUTHORITY AS REQUIRED
8. ALL SERVICES SHALL BE FULLY LABELLED FOR EASE OF IDENTIFICATION
9. THE CONTRACTOR SHALL ALLOW FOR INVESTIGATION OF CONCEALED SERVICES PRIOR TO COMMENCING WORK
10. DEMONSTRATE TO THE PROJECT SUPERINTENDENT AT COMMISSIONING STAGE THAT ALL SYSTEMS OPERATE AS INTENDED AND IN ACCORDANCE WITH THE RELEVANT STANDARDS
11. ALTERNATIVE EQUIPMENT CAN BE PROPOSED FOR CONSIDERATION BY THE PROJECT SUPERINTENDENT PROVIDED IT IS AT LEAST EQUIVALENT TO THE SPECIFIED EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVE THAT THE PROPOSED ALTERNATIVES PERFORM TO AT LEAST THE SPECIFIED EQUIPMENT'S PERFORMANCE LEVEL BY MEANS OF DETAILED CALCULATION OR OTHERWISE AS REQUESTED BY THE SUPERINTENDENT.
12. REFER TO OTHER NOTES ON ELECTRICAL DRAWINGS

SCHEDULE OF DRAWINGS

DRAWING No.	DESCRIPTION
E01	LOCALITY PLAN, KEY PLAN, GENERAL NOTES, LEGEND OF SYMBOLS, SCHEDULES AND DETAILS
E02	SINGLE LINE DIAGRAM - SHEET 1
E03	SINGLE LINE DIAGRAM - SHEET 2
E04	SINGLE LINE DIAGRAM - SHEET 3
E05	SWITCHBOARD SCHEMATIC DIAGRAM AND LIGHTING CONTROL SYSTEM - AFL/CRICKET FIELD
E06	SWITCHBOARD SCHEMATIC DIAGRAM - FOOTBALL FIELD 1 AND 2 - SHEET 1
E07	SWITCHBOARD SCHEMATIC DIAGRAM - FOOTBALL FIELD 1 AND 2 - SHEET 2
E08	LIGHTING CONTROL SYSTEM - FOOTBALL FIELD 1 AND 2
E09	SITE RETICULATION LAYOUT
E10	FOOTBALL FIELD 1 AND 2 POLE LOCATION DETAILS
E11	AFL/CRICKET PITCH POLE LOCATION DETAILS
E12	SITE LIGHTING LAYOUT
E13	POLE DETAILS
E14	AFL/CRICKET POLE AIMING DETAILS - SHEET 1
E15	AFL/CRICKET POLE AIMING DETAILS - SHEET 2
E16	AFL/CRICKET POLE AIMING DETAILS - SHEET 3
E17	AFL/CRICKET POLE AIMING DETAILS - SHEET 4
E18	FOOTBALL FIELD 1 CALCULATED LUX LEVELS (@MF-1.00)
E19	FOOTBALL FIELD 2 CALCULATED LUX LEVELS (@MF-1.00)

BEFORE YOU DIG www.byda.com.au

WARNING
THE LOCATION OF SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.

LUMINAIRE SCHEDULE

REF	MOUNTING DETAILS	SIZE (mm)	SOURCE	IP RATING	IK RATING	LUMEN OUTPUT	POWER INPUT	COLOUR TEMP.	CRI	SELECTION	NOTES
L1	POLE MOUNTED	799x724x326	LED	IP66	IK08	201,165LUMENS	1450WATT	5700K	Ra>70	THORN TROPHY 468L757 AS1	DALI LUMINAIRE
L2	POLE MOUNTED	799x724x326	LED	IP66	IK08	214229LUMENS	1450WATT	5700K	Ra>70	THORN TROPHY 468L757 AS2	DALI LUMINAIRE

POLE SCHEDULE

REF	HEIGHT(h)	POLE HEIGHT	QUANTITY OF LIGHTS	FIELD	
CRICKET-P1	29m	31m	12	CRICKET	HEIGHT(h) DENOTES MINIMUM LUMINAIRE MOUNTING HEIGHT TO THE LOWEST LUMINAIRE. POLE HEIGHT TO BE DETERMINED BASED ON THE LUMINAIRE DIMENSIONS
CRICKET-P2	29m	31m	12		
CRICKET-P3	29m	31m	12		
CRICKET-P4	29m	31m	12		
FOOTBALL-P1	25m	26m	7	FOOTBALL	HEIGHT(h) DENOTES MINIMUM LUMINAIRE MOUNTING HEIGHT TO THE LOWEST LUMINAIRE. POLE HEIGHT TO BE DETERMINED BASED ON THE LUMINAIRE DIMENSIONS
FOOTBALL-P2	25m	26m	7		
FOOTBALL-P3	25m	26m	7		
FOOTBALL-P4	25m	26m	7		
FOOTBALL-P5	25m	26m	3		
FOOTBALL-P6	25m	26m	3		

NTBS CONSULTING ENGINEERS PTY LTD
ACN 169 951 571 | ABN 74 169 951 517
Tenancy 2 Level 1 Highway Arcade 47 Stuart Highway, Stuart Park NT 0820
GPO BOX 35838 Winnellie NT 0820 Tel: 08 8981 9888
Email: ntbsadmin@ntbsconsulting.com | Web: www.ntbsconsulting.com

Disclaimer

REV	DESCRIPTION	DATE
B	ISSUE FOR 30% REVIEW	03.07.26
A	ISSUE FOR 30% REVIEW	27.05.26

Sheet Title
LOCALITY PLAN, KEY PLAN, GENERAL NOTES, LEGEND OF SYMBOLS, SCHEDULES AND DETAILS

CAD File No: D1465
Design Date: MAY-2026

Project
SPORTS LIGHTING UPGRADES
TRACY VILLAGE SPORTS PRECICNT LYONS, NT

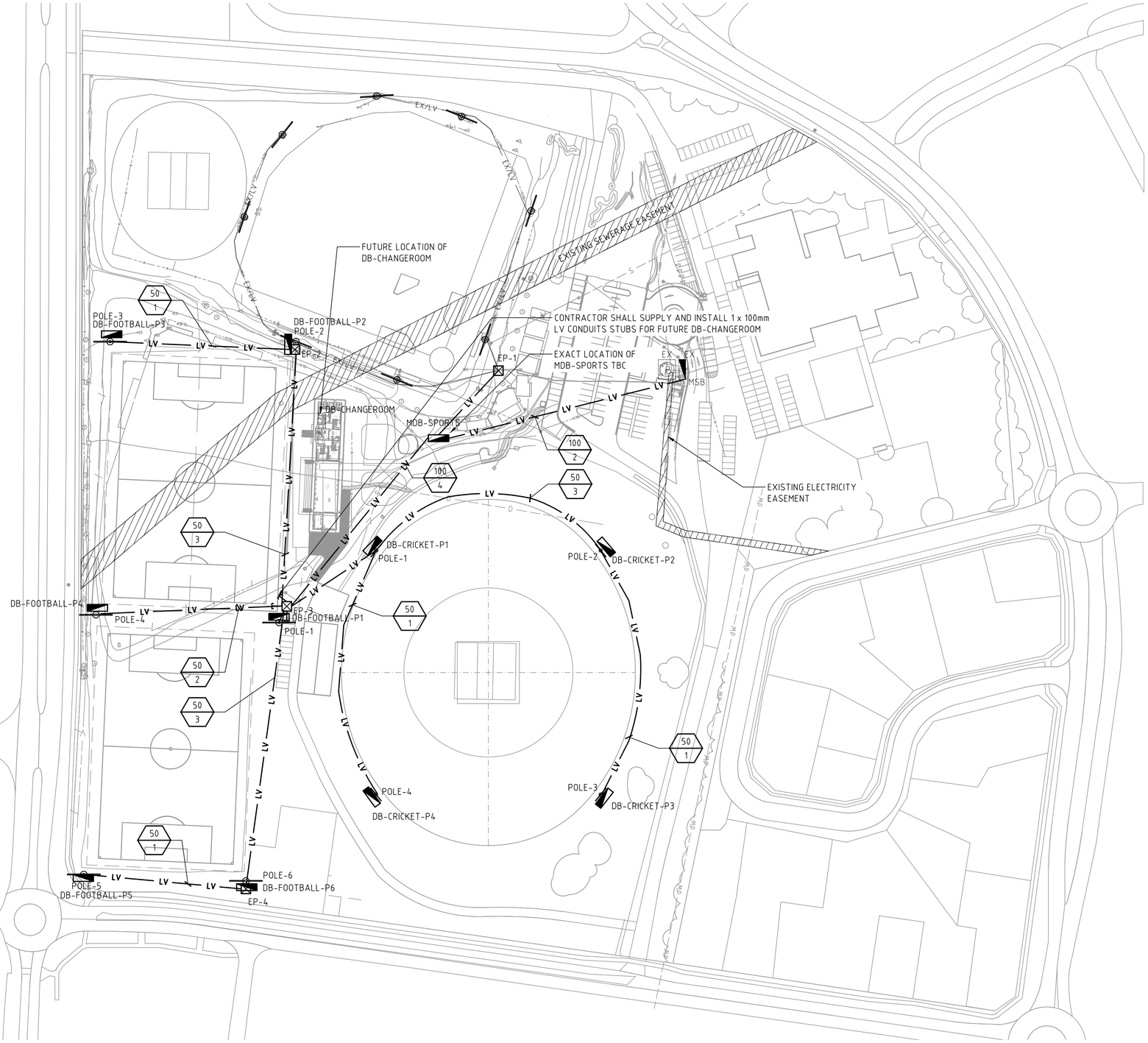
Client
BYRNE CONSULTANCY

PRELIMINARY

ELECTRICAL SERVICES

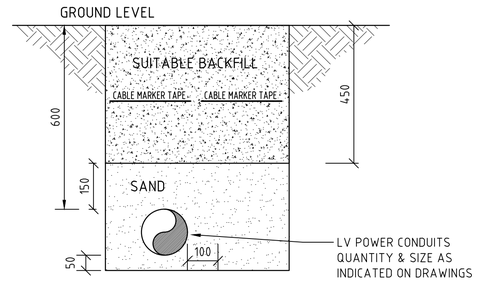
North | Drawing No. D1465/E01 | Revision B

Eng	Draft	Chk	Scale
WP	JJ	WP	NTS A1



SITE RETICULATION LAYOUT

SCALE 1:1000@A1



TYPICAL TRENCH DETAIL

BACKFILL SHALL BE IN ACCORDANCE WITH COUNCIL STANDARDS

NTBS CONSULTING ENGINEERS PTY LTD
ACN 169 951 571 | ABN 74 169 951 517
Tenancy 2 Level 1 Highway Arcade 47 Stuart Highway, Stuart Park NT 0820
GPO BOX 35838 Winnellie NT 0820 Tel: 08 8981 9888
Email: ntbsadmin@ntbsconsulting.com | Web: www.ntbsconsulting.com

Disclaimer

REV	DESCRIPTION	DATE
B	ISSUE FOR 30% REVIEW	03.07.26
A	ISSUE FOR 30% REVIEW	27.05.26

Sheet Title
SITE RETICULATION LAYOUT

CAD File No: D1465
Design Date: MAY-2026

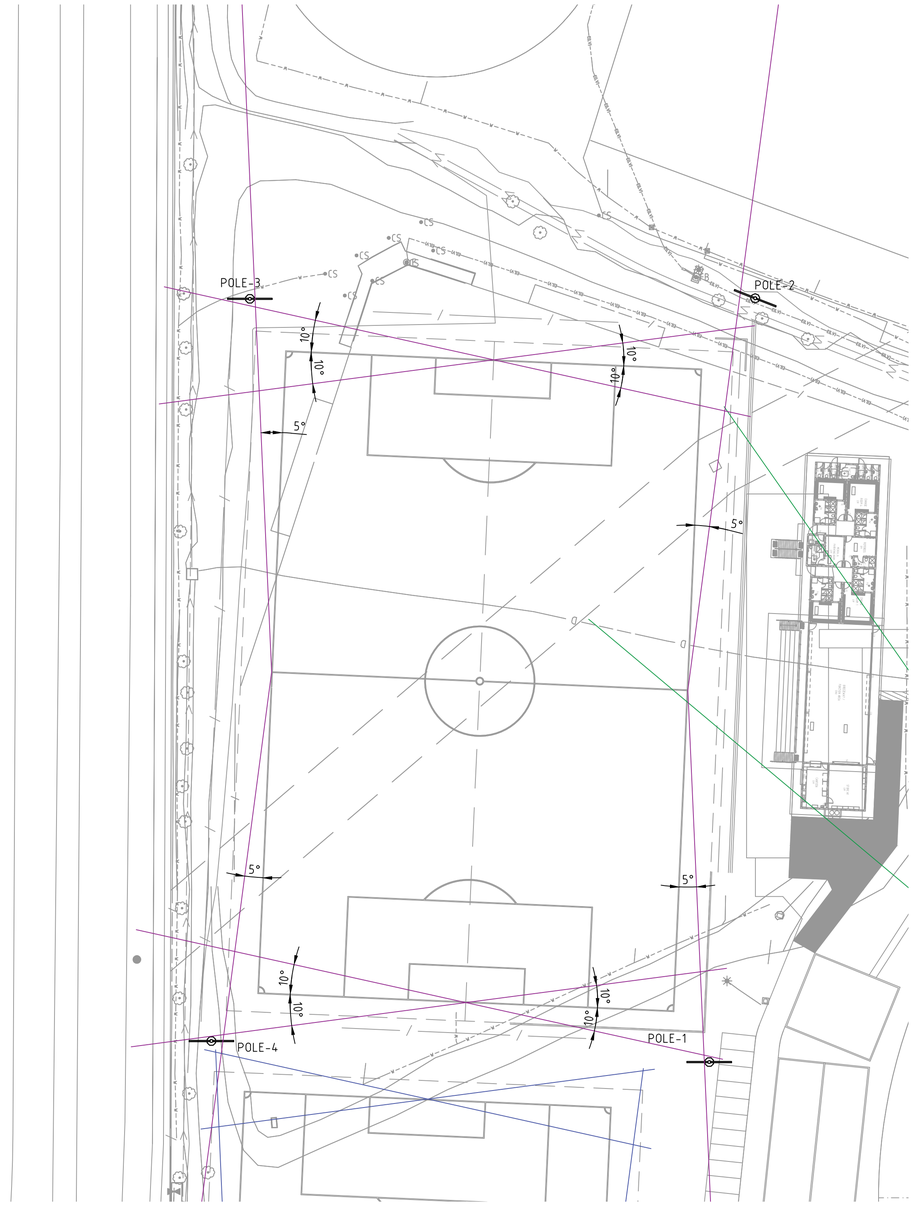
Project
SPORTS LIGHTING UPGRADES
TRACY VILLAGE SPORTS
PRECICNT LYONS, NT

Client
BYRNE CONSULTANCY

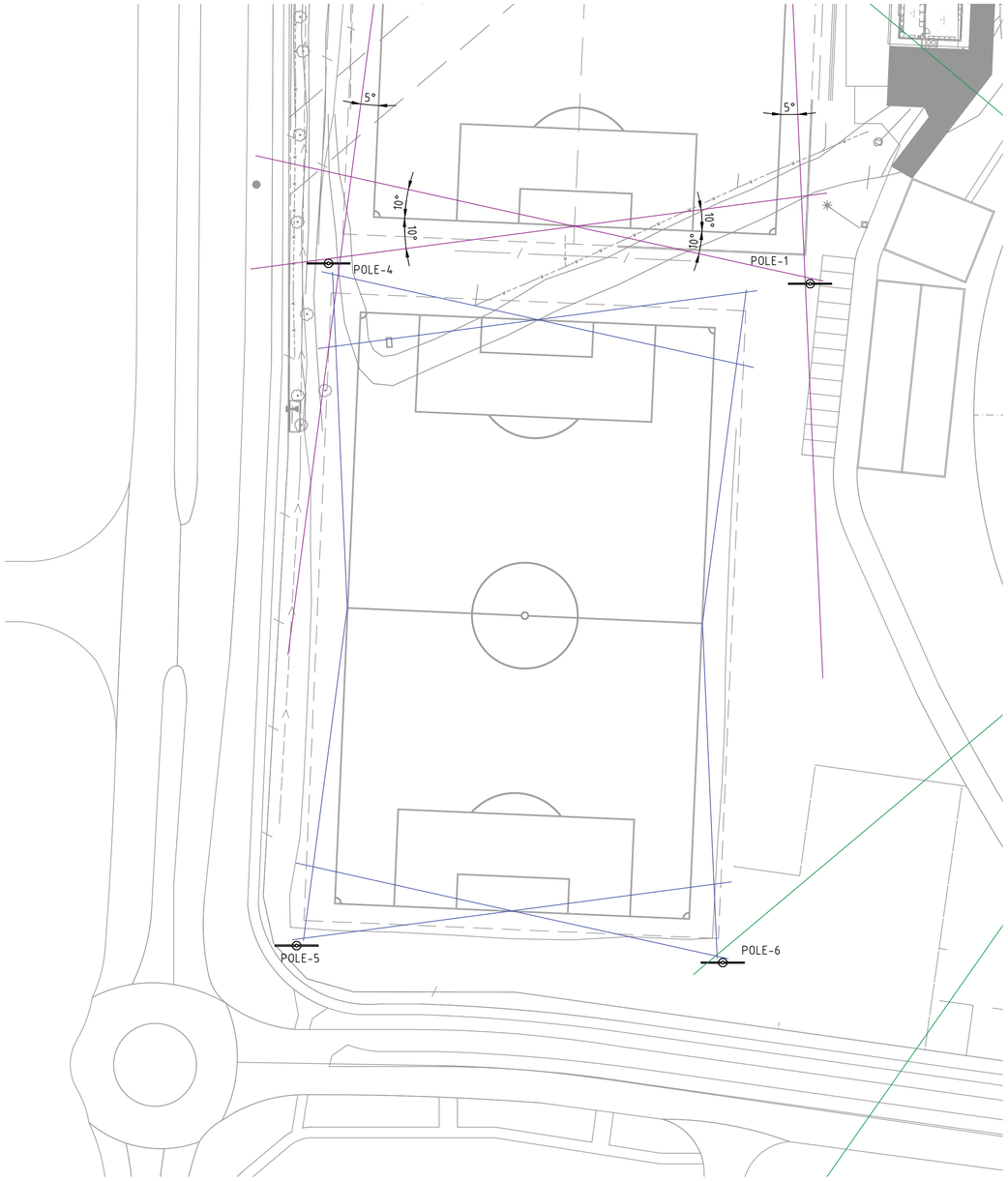
PRELIMINARY

ELECTRICAL SERVICES

North	Drawing No.			Revision
	D1465/E09			B
	Eng	Draft	Chk	Scale
	WP	JJ	WP	NTS A1



FOOTBALL PITCH-1
POLE LOCATION
SCALE 1:500@A1



FOOTBALL PITCH-2
POLE LOCATION
SCALE 1:500@A1

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A	ISSUE FOR 30% REVIEW	27.05.26

REV	DESCRIPTION	DATE

Sheet Title
FOOTBALL FIELD 1 AND 2
POLE LOCATION DETAILS

CAD File No: D1465
Design Date: MAY-2026

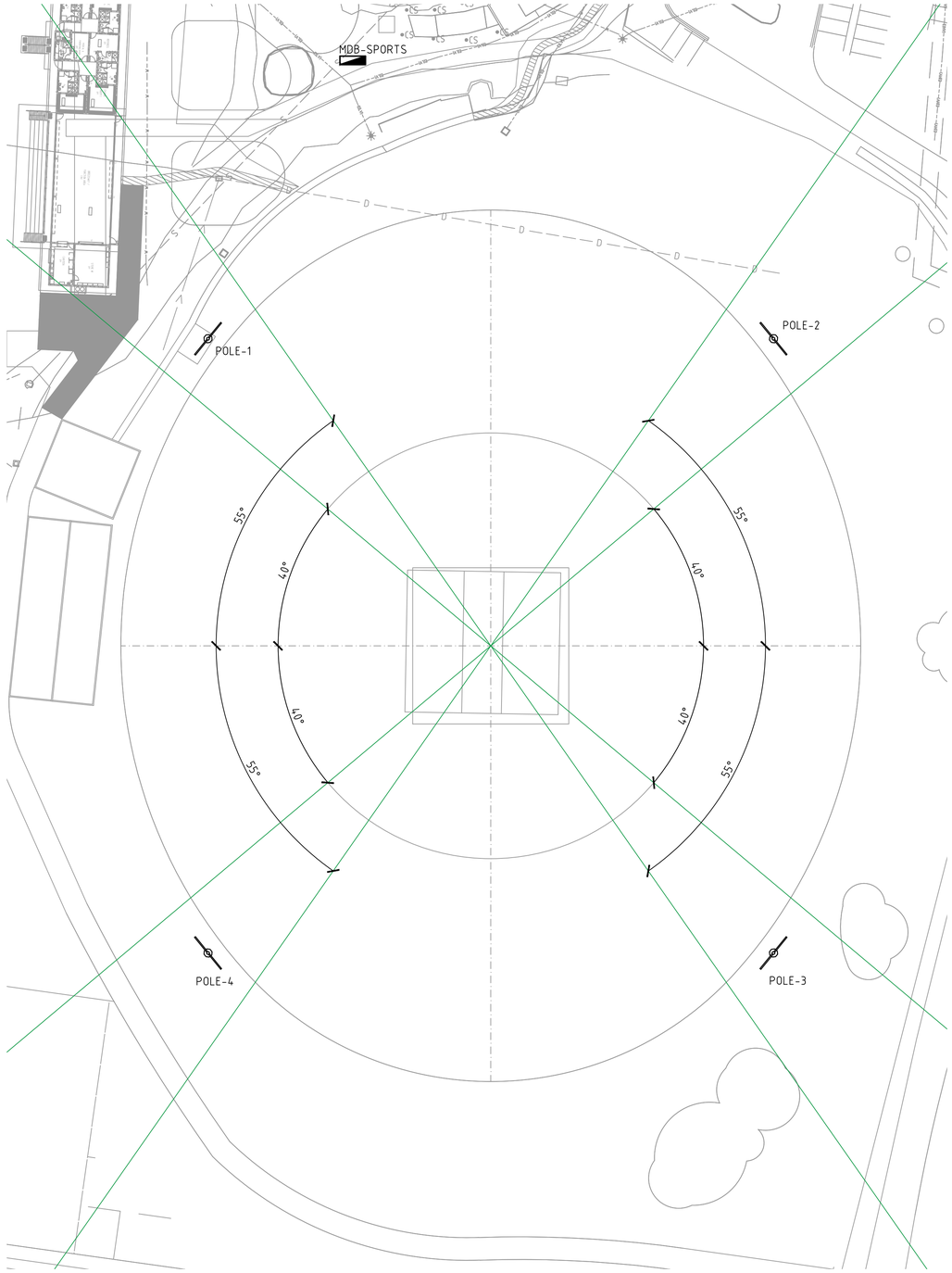
Project
SPORTS LIGHTING UPGRADES
TRACY VILLAGE SPORTS
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PRELIMINARY

ELECTRICAL SERVICES

North	Drawing No.			Revision
	D1465/E10			B
	Eng	Draft	Chk	Scale
	WP	JJ	WP	NTS A1



AFL/CRICKET PITCH

POLE LOCATION

SCALE 1:500@A1

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Sheet Title
AFL/CRICKET PITCH POLE LOCATION DETAILS

CAD File No: D1465
Design Date: MAY-2026

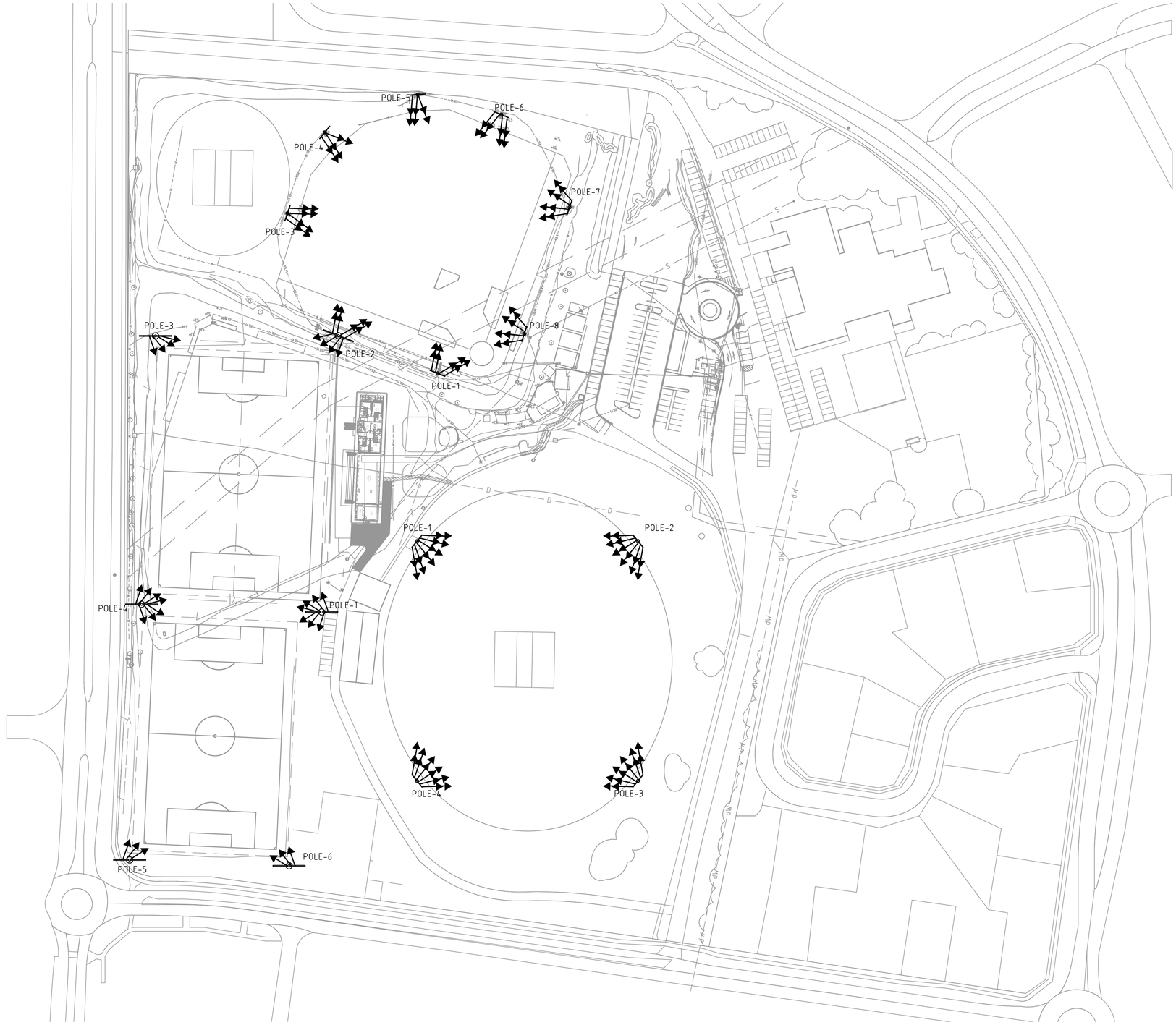
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TRACY VILLAGE SPORTS
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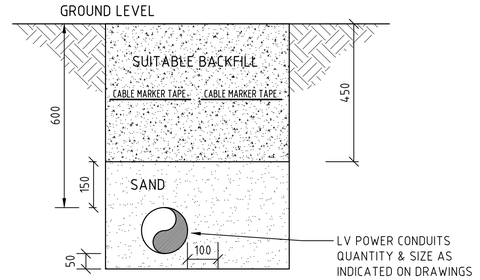
ELECTRICAL SERVICES

North	Drawing No.			Revision
	D1465/E11			B
	Eng	Draft	Chk	Scale
	WP	JJ	WP	NTS A1



SITE LIGHTING LAYOUT

SCALE 1:1000@A1



TYPICAL TRENCH DETAIL

BACKFILL SHALL BE IN ACCORDANCE WITH COUNCIL STANDARDS

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Sheet Title
SITE LIGHTING LAYOUT

CAD File No: D1465
Design Date: MAY-2026

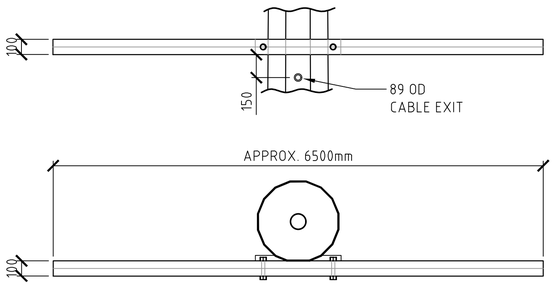
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SPORTS LIGHTING UPGRADES
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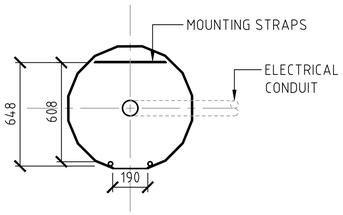
PRELIMINARY

ELECTRICAL SERVICES

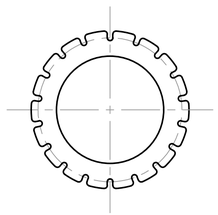
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Eng	Draft	Chk	Scale	
WP	JJ	WP	NTS	A1



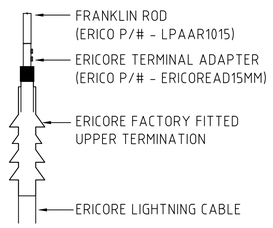
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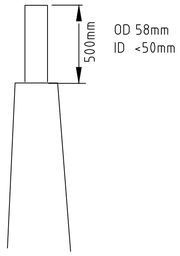


SECTION A/A
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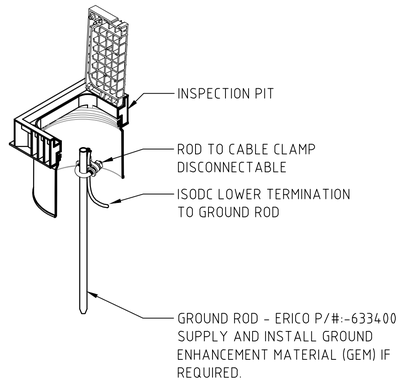


TYPICAL BASE-PLATE DETAIL
NTS
NOTE: TO MANUFACTURES RECOMMENDATIONS





TYPICAL FINIAL DETAILS
NTS



TYPICAL EARTHING INSPECTION PIT
NTS

POLE DETAILS
SCALE NTS

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POLE DETAILS

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Design Date: MAY-2026

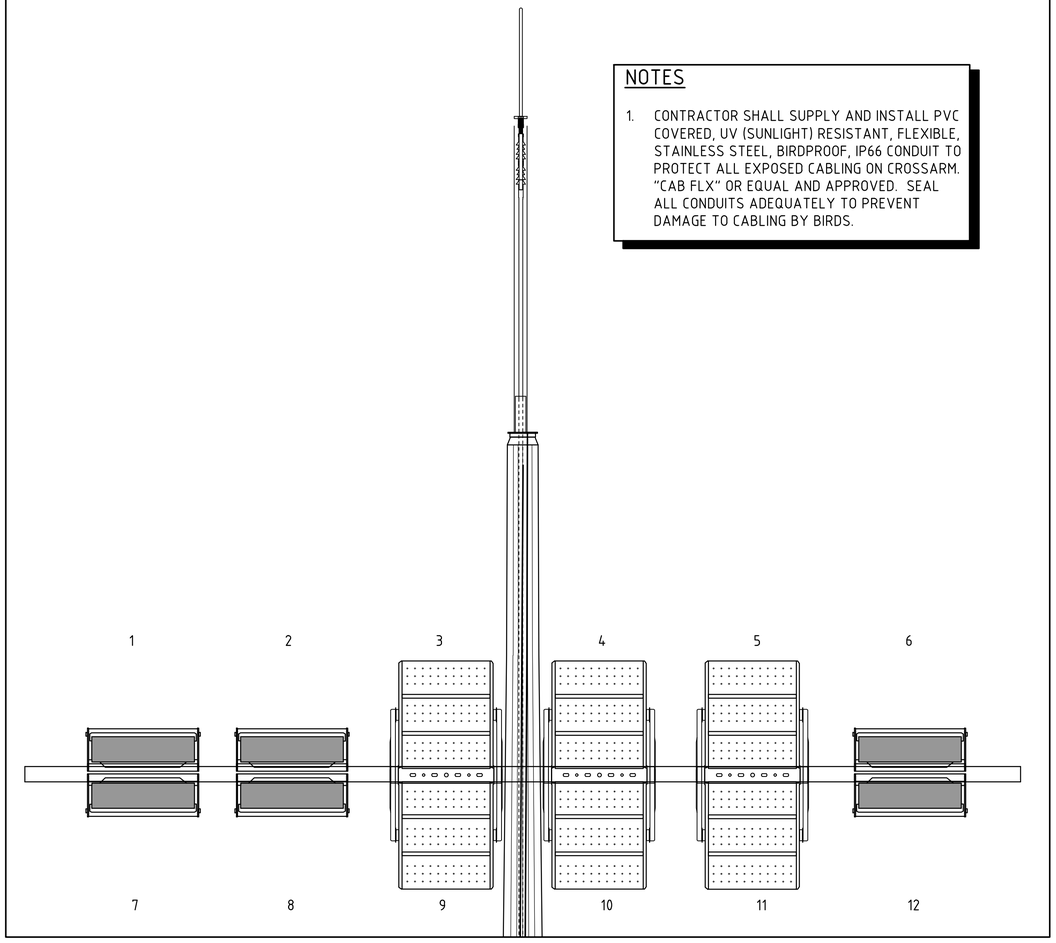
Project
SPORTS LIGHTING UPGRADES
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PRECICNT LYONS, NT

Client
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PRELIMINARY

ELECTRICAL SERVICES

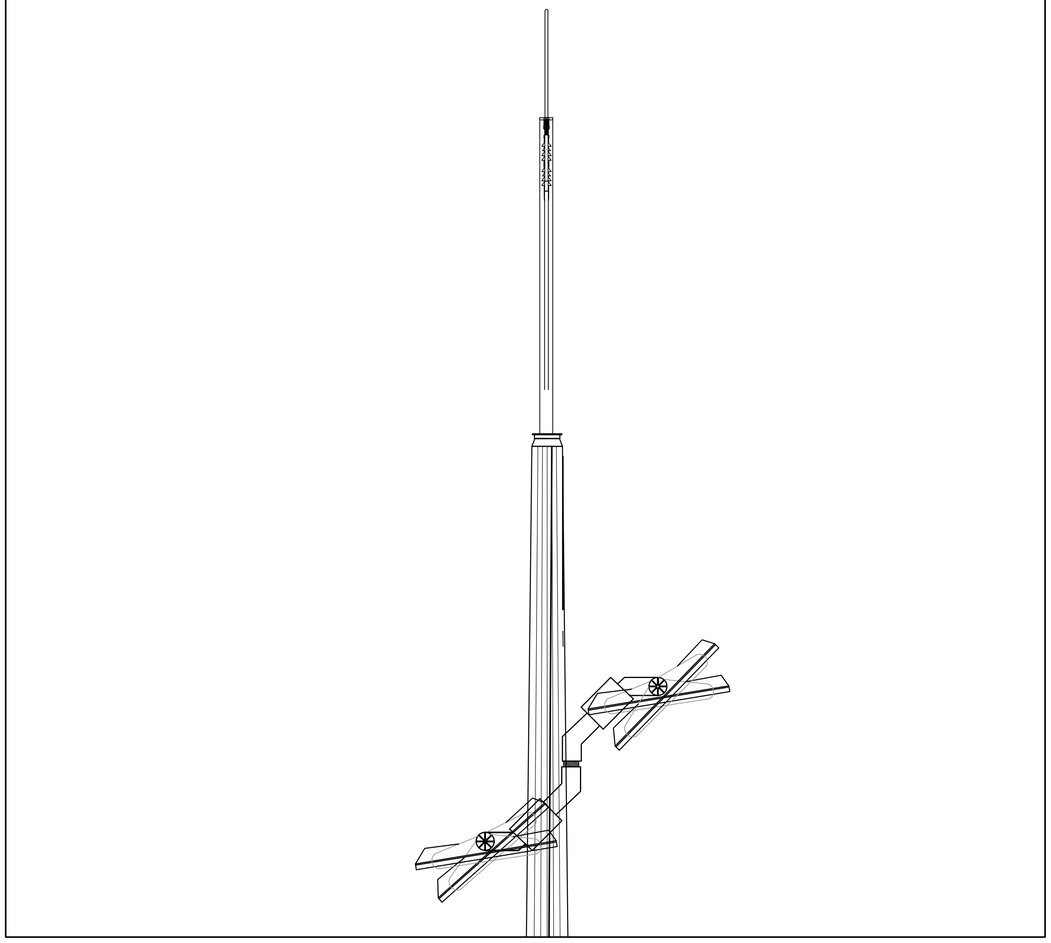
North	Drawing No.				Revision
	D1465/E13				B
	Eng	Draft	Chk	Scale	
	WP	JJ	WP	NTS	A1



NOTES

1. CONTRACTOR SHALL SUPPLY AND INSTALL PVC COVERED, UV (SUNLIGHT) RESISTANT, FLEXIBLE, STAINLESS STEEL, BIRDPROOF, IP66 CONDUIT TO PROTECT ALL EXPOSED CABLING ON CROSSARM. "CAB FLX" OR EQUAL AND APPROVED. SEAL ALL CONDUITS ADEQUATELY TO PREVENT DAMAGE TO CABLING BY BIRDS.

LIGHTING POLE HEAD FRAME TYPICAL LAYOUT
NTS

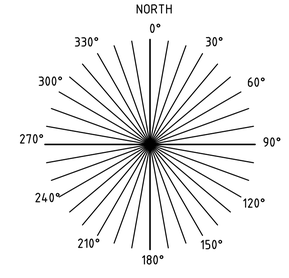


LIGHTING POLE HEAD FRAME TYPICAL LAYOUT
NTS

AFL/CRICKET POLE 1 LUMINAIRE SCHEDULE

ROW	LIGHTING REF	LIGHT POSITION	AIMING	
			ORIENT	TILT
1	L1	1	xx°	x°
	L1	2	xx°	x°
	L1	3	xx°	x°
	L1	4	xx°	x°
	L1	5	xx°	x°
	L1	6	xx°	x°
2	L1	7	xx°	x°
	L1	8	xx°	x°
	L1	9	xx°	x°
	L1	10	xx°	x°
	L1	11	xx°	x°
	L1	12	xx°	x°

LUMINAIRE REF ARE NOT IDENTICAL TO POLE-3. SYMMETRY IS BROKEN TO COMPLY WITH OBTRUSIVE LIGHTING



ORIENTATION INDICATOR

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AFL/CRICKET POLE AIMING DETAILS - SHEET 1

CAD File No: D1465
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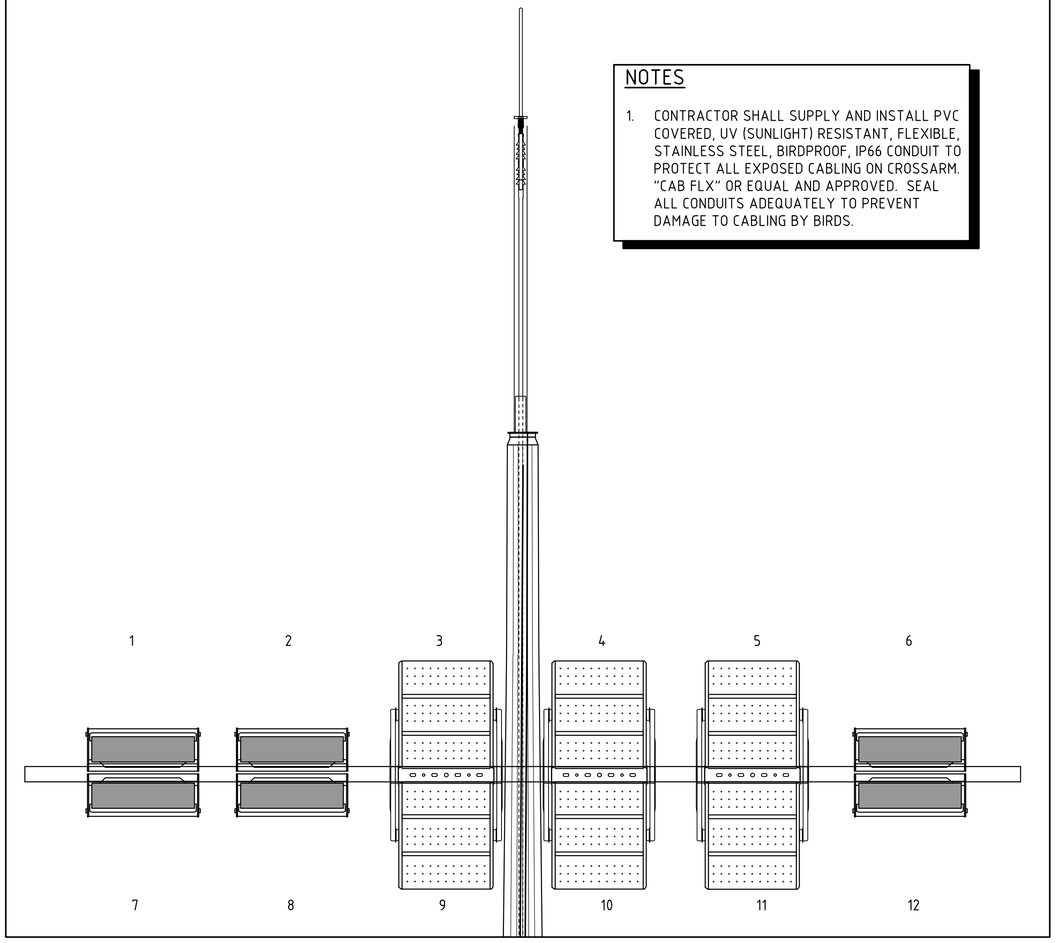
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PRECICNT LYONS, NT

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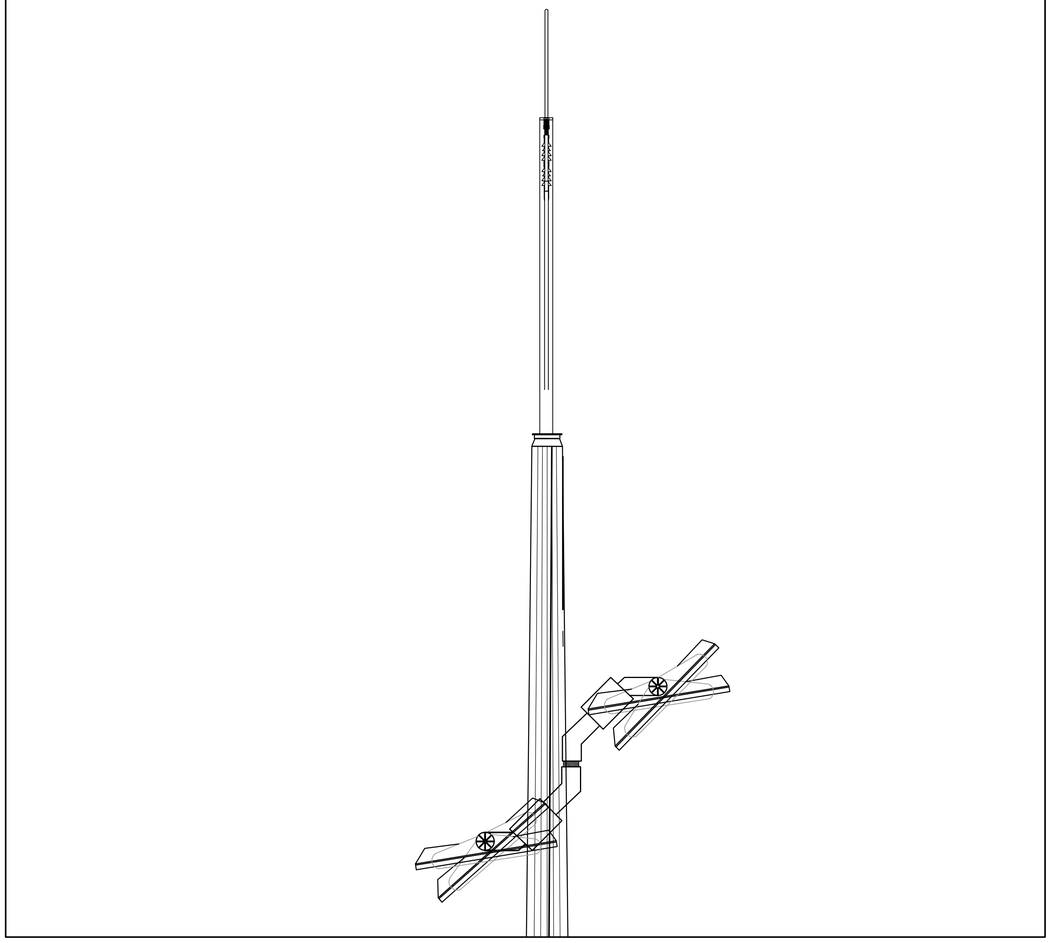
North	Drawing No.			Revision
	D1465/E14			B
	Eng	Draft	Chk	Scale
	WP	JJ	WP	NTS A1



NOTES

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LIGHTING POLE HEAD FRAME TYPICAL LAYOUT
NTS

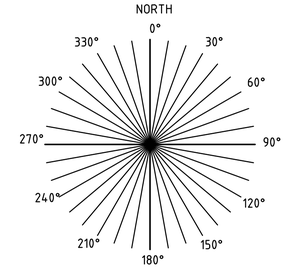


LIGHTING POLE HEAD FRAME TYPICAL LAYOUT
NTS

AFL/CRICKET POLE 2 LUMINAIRE SCHEDULE

ROW	LIGHTING REF	LIGHT POSITION	AIMING	
			ORIENT	TILT
1	L1	1	xx°	x°
	L1	2	xx°	x°
	L1	3	xx°	x°
	L1	4	xx°	x°
	L1	5	xx°	x°
	L1	6	xx°	x°
2	L1	7	xx°	x°
	L1	8	xx°	x°
	L1	9	xx°	x°
	L1	10	xx°	x°
	L1	11	xx°	x°
	L1	12	xx°	x°

LUMINAIRE REF ARE NOT IDENTICAL TO POLE-3. SYMMETRY IS BROKEN TO COMPLY WITH OBTRUSIVE LIGHTING



ORIENTATION INDICATOR

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Sheet Title
AFL/CRICKET POLE AIMING DETAILS - SHEET 2

CAD File No: D1465
Design Date: MAY-2026

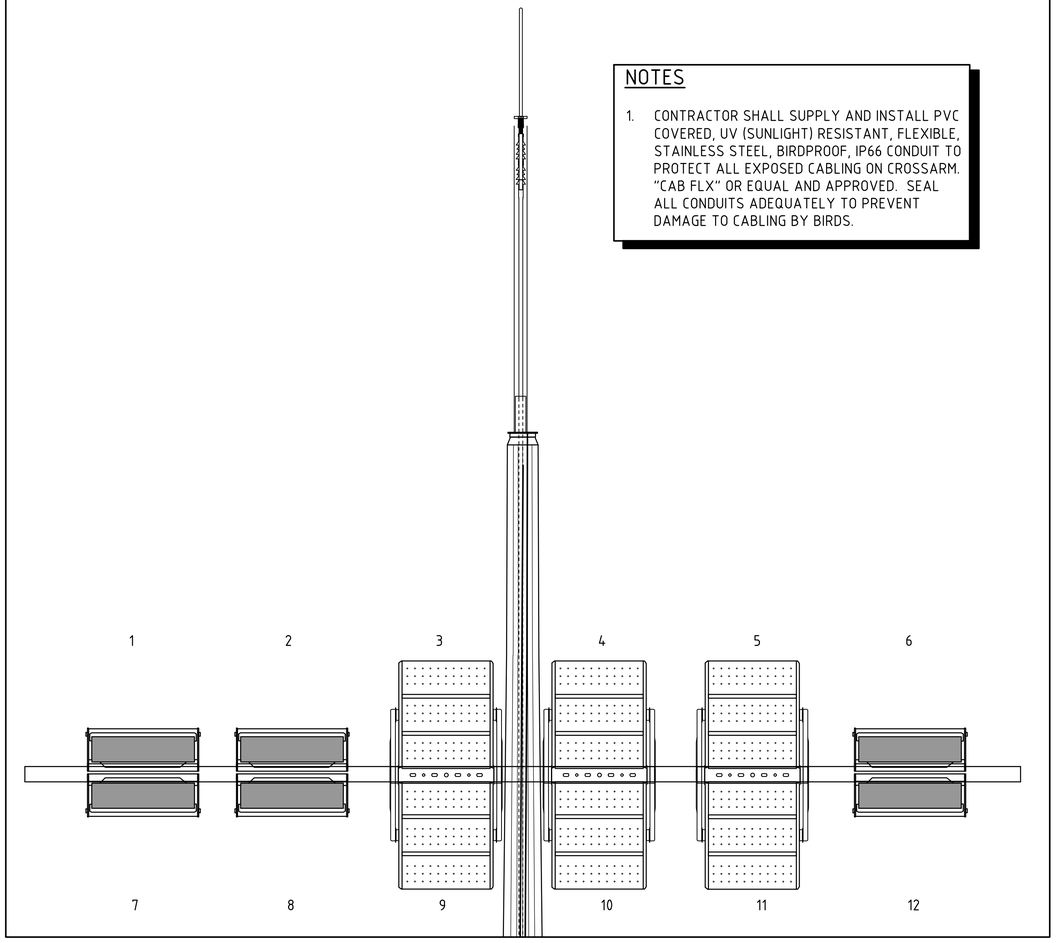
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TRACY VILLAGE SPORTS
PRECICNT LYONS, NT

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PRELIMINARY

ELECTRICAL SERVICES

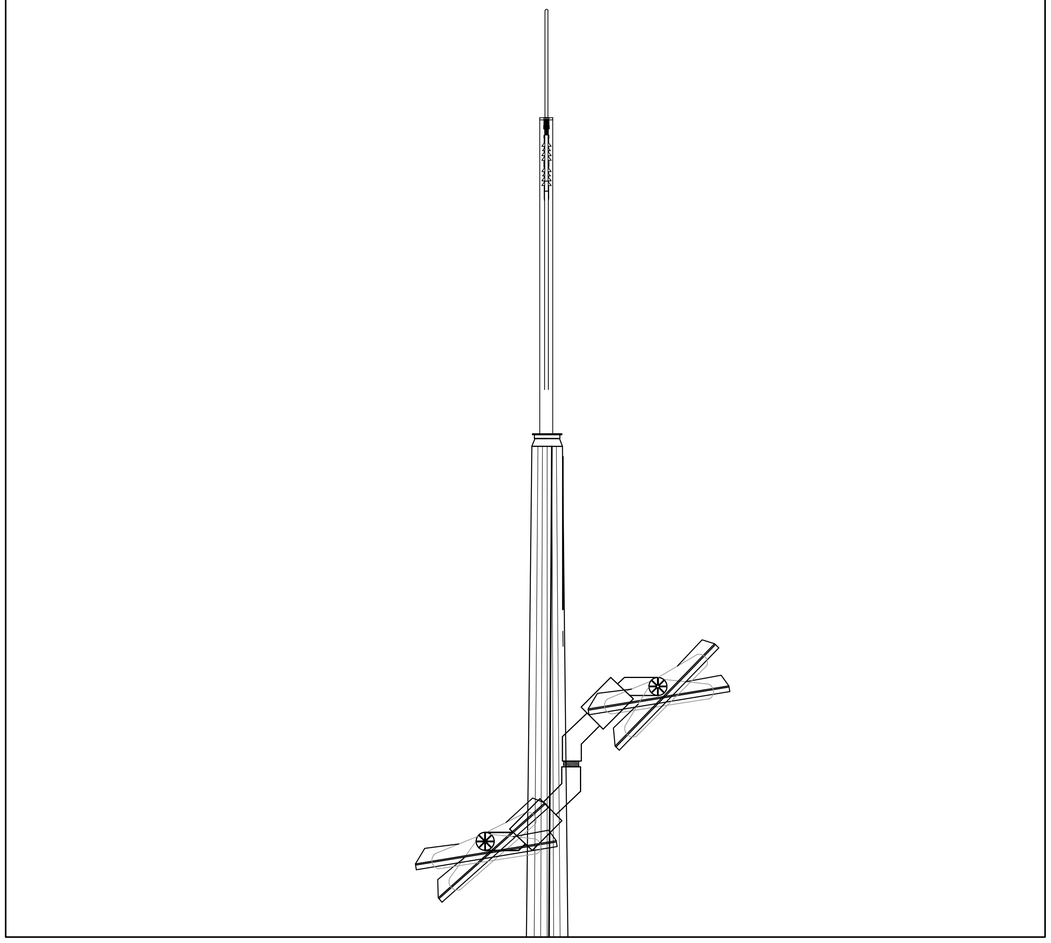
North	Drawing No.			Revision
	D1465/E15			B
	Eng	Draft	Chk	Scale
	WP	JJ	WP	NTS A1



NOTES

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LIGHTING POLE HEAD FRAME TYPICAL LAYOUT
NTS

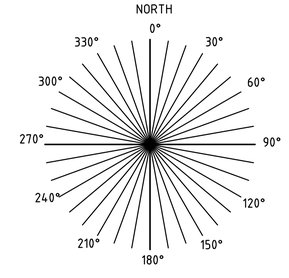


LIGHTING POLE HEAD FRAME TYPICAL LAYOUT
NTS

AFL/CRICKET POLE 3 LUMINAIRE SCHEDULE

ROW	LIGHTING REF	LIGHT POSITION	AIMING	
			ORIENT	TILT
1	L1	1	xx°	x°
	L1	2	xx°	x°
	L1	3	xx°	x°
	L1	4	xx°	x°
	L1	5	xx°	x°
	L1	6	xx°	x°
2	L1	7	xx°	x°
	L1	8	xx°	x°
	L1	9	xx°	x°
	L1	10	xx°	x°
	L1	11	xx°	x°
	L1	12	xx°	x°

LUMINAIRE REF ARE NOT IDENTICAL TO POLE-3. SYMMETRY IS BROKEN TO COMPLY WITH OBTRUSIVE LIGHTING



ORIENTATION INDICATOR

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AFL/CRICKET POLE AIMING DETAILS - SHEET 3

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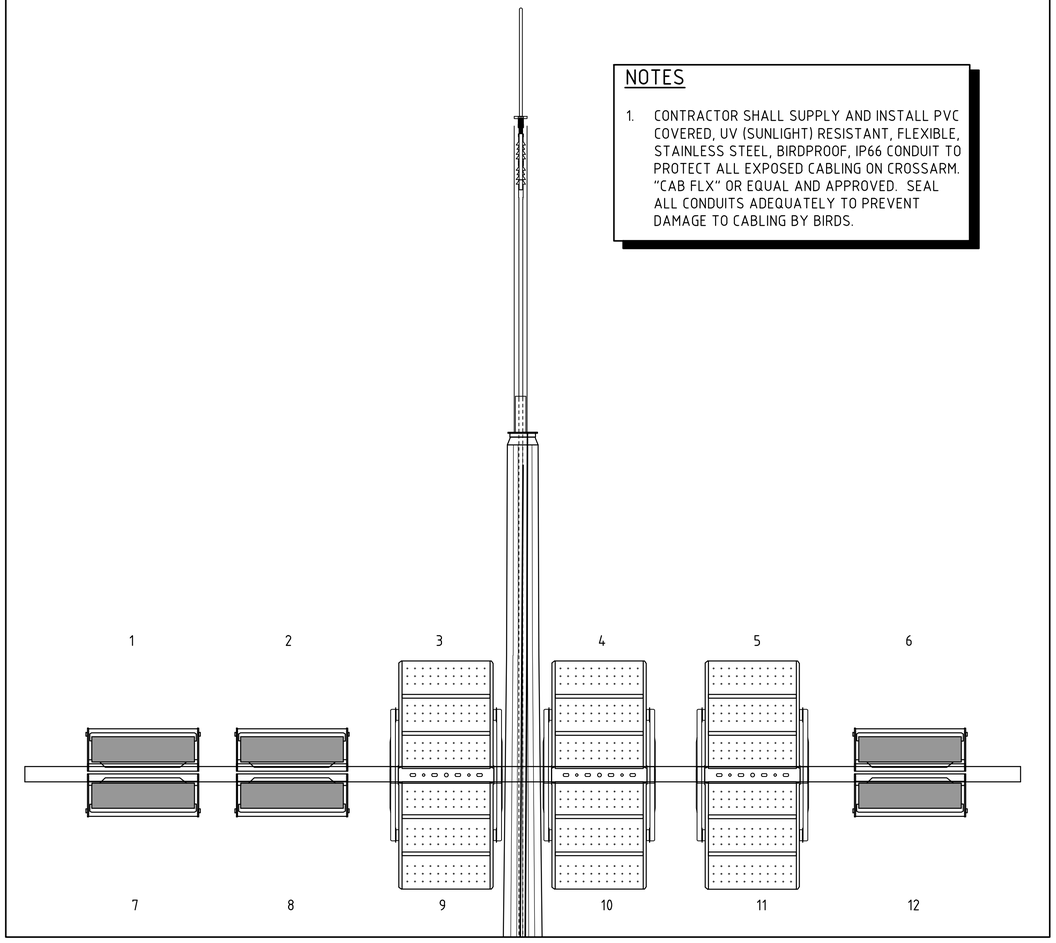
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TRACY VILLAGE SPORTS
PRECICNT LYONS, NT

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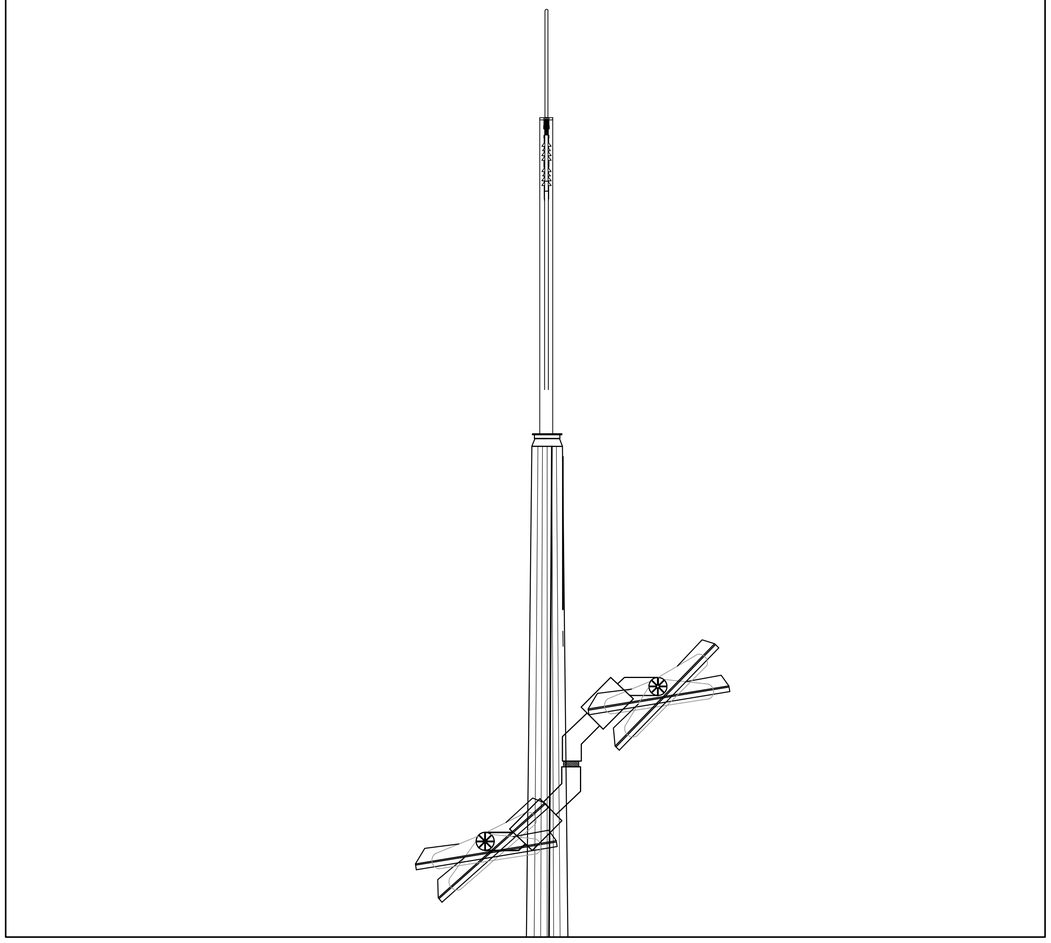
North	Drawing No.			Revision
	D1465/E16			B
	Eng	Draft	Chk	Scale
	WP	JJ	WP	NTS A1



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LIGHTING POLE HEAD FRAME TYPICAL LAYOUT
NTS

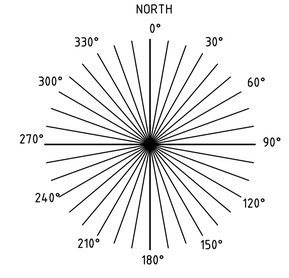


LIGHTING POLE HEAD FRAME TYPICAL LAYOUT
NTS

AFL/CRICKET POLE 4 LUMINAIRE SCHEDULE

ROW	LIGHTING REF	LIGHT POSITION	AIMING	
			ORIENT	TILT
1	L1	1	xx°	x°
	L1	2	xx°	x°
	L1	3	xx°	x°
	L1	4	xx°	x°
	L1	5	xx°	x°
	L1	6	xx°	x°
2	L1	7	xx°	x°
	L1	8	xx°	x°
	L1	9	xx°	x°
	L1	10	xx°	x°
	L1	11	xx°	x°
	L1	12	xx°	x°

LUMINAIRE REF ARE NOT IDENTICAL TO POLE-3. SYMMETRY IS BROKEN TO COMPLY WITH OBTRUSIVE LIGHTING



ORIENTATION INDICATOR

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Sheet Title
AFL/CRICKET POLE AIMING DETAILS - SHEET 4

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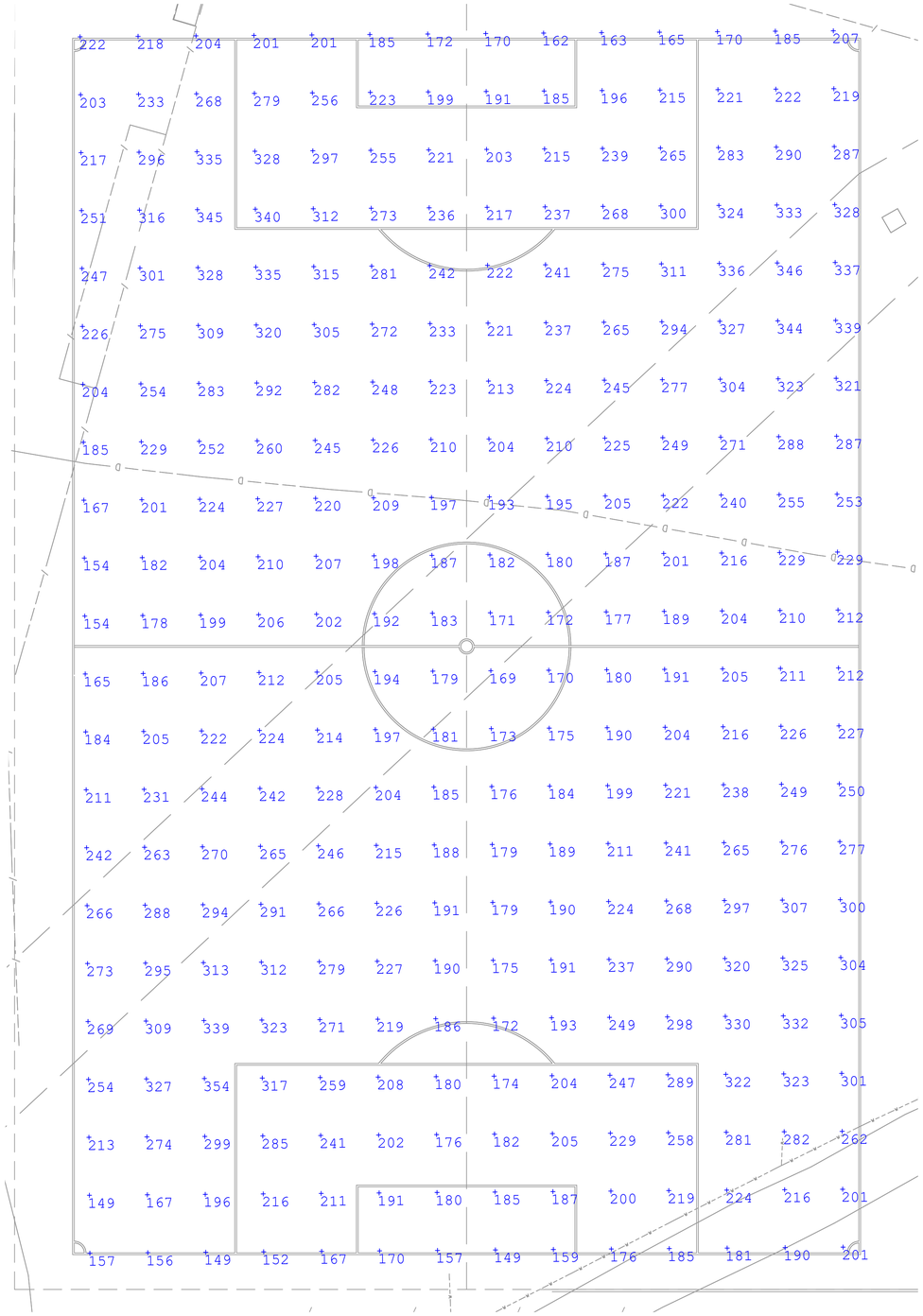
Project
SPORTS LIGHTING UPGRADES
TRACY VILLAGE SPORTS
PRECICNT LYONS, NT

Client
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PRELIMINARY

ELECTRICAL SERVICES

North	Drawing No.			Revision
	D1465/E17			B
	Eng	Draft	Chk	Scale
	WP	JJ	WP	NTS A1



FIELD 1 CALCULATED LUX LEVELS
(@MF-1.00)

Obtrusive Light - Compliance Report

AS/NZS 4282:2023, A3 - Medium District Brightness, Non-Curfew L1
Filename: D1465_Field_1_200lx_final
27/05/2026 11:45:13 AM

Illuminance

Maximum Allowable Value: 10 Lux

Calculations Tested (8):

Calculation Label	Test Results	Max. Illum.
ObtrusiveLight_Henbury Ave_Ill_Seg1	PASS	8.3
ObtrusiveLight_Henbury Ave_Ill_Seg1	PASS	8.3
ObtrusiveLight_Henbury Ave_Ill_Seg1	PASS	8.3
ObtrusiveLight_Henbury Ave_Ill_Seg1	PASS	8.3
ObtrusiveLight_Henbury Ave_Ill_Seg1	PASS	8.3
ObtrusiveLight_Henbury Ave_Ill_Seg1	PASS	8.3
ObtrusiveLight_Henbury Ave_Ill_Seg1	PASS	8.3
ObtrusiveLight_Henbury Ave_Ill_Seg1	PASS	8.3

Luminous Intensity (Cd) At Vertical Planes

Maximum Allowable Value: 12500 Cd

Calculations Tested (1):

Calculation Label	Test Results
ObtrusiveLight_Henbury Ave_Cd_Seg1	PASS

Threshold Increment (TI)

Maximum Allowable Value: 20 %

Calculations Tested (2):

Calculation Label	Adaptation Luminance	Test Results
ObtrusiveLight_TI_Henbury Ave	10	PASS
ObtrusiveLight_TI_Henbury Ave_1	10	PASS

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Sheet Title
FIELD 1 CALCULATED LUX LEVELS

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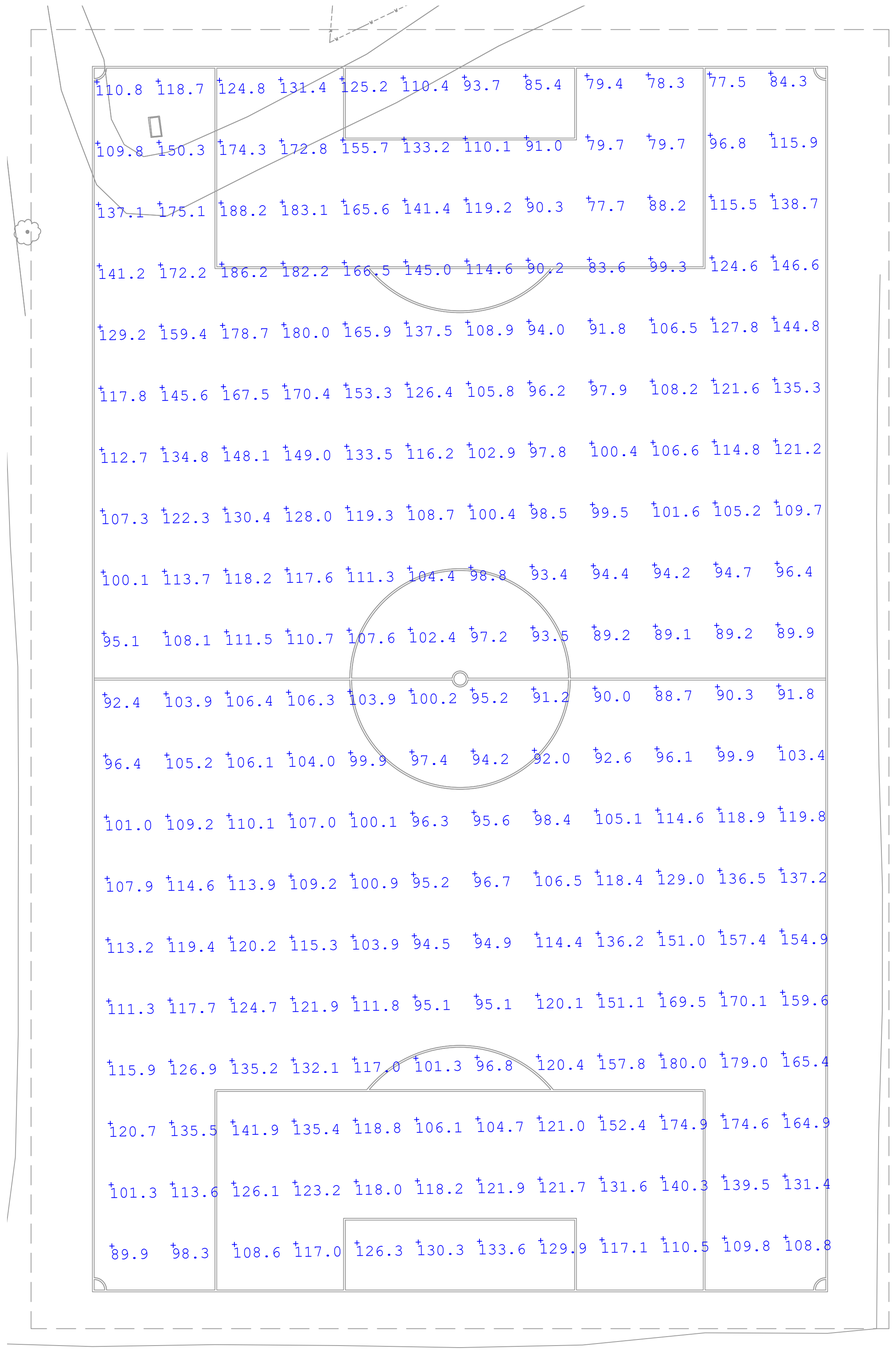
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ELECTRICAL SERVICES

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	Eng	Draft	Chk	Scale
	WP	JJ	WP	NTS A1



FIELD-2 CALCULATED LUX LEVELS
(@MF-1.00)

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Sheet Title
FIELD 2 CALCULATED LUX LEVELS

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Project
SPORTS LIGHTING UPGRADES
TRACY VILLAGE SPORTS
PRECICNT LYONS, NT

Client
BYRNE CONSULTANCY

PRELIMINARY

ELECTRICAL SERVICES

North	Drawing No.			Revision
	D1465/E19			B
	Eng	Draft	Chk	Scale
	WP	JJ	WP	NTS A1

ATTACHMENT C - SITE AERIAL

TRACY VILLAGE SPORTING PRECINCT

28 TAMBLING TERRACE, LYONS (LOT 9775 TOWN OF NIGHTCLIFF)



LEGEND

SUBJECT SITE

tatam planning co.

N

Metres 50 100

nrmaps.nt.gov.au

Geospatial Services Unit

Department of Lands, Planning and Environment

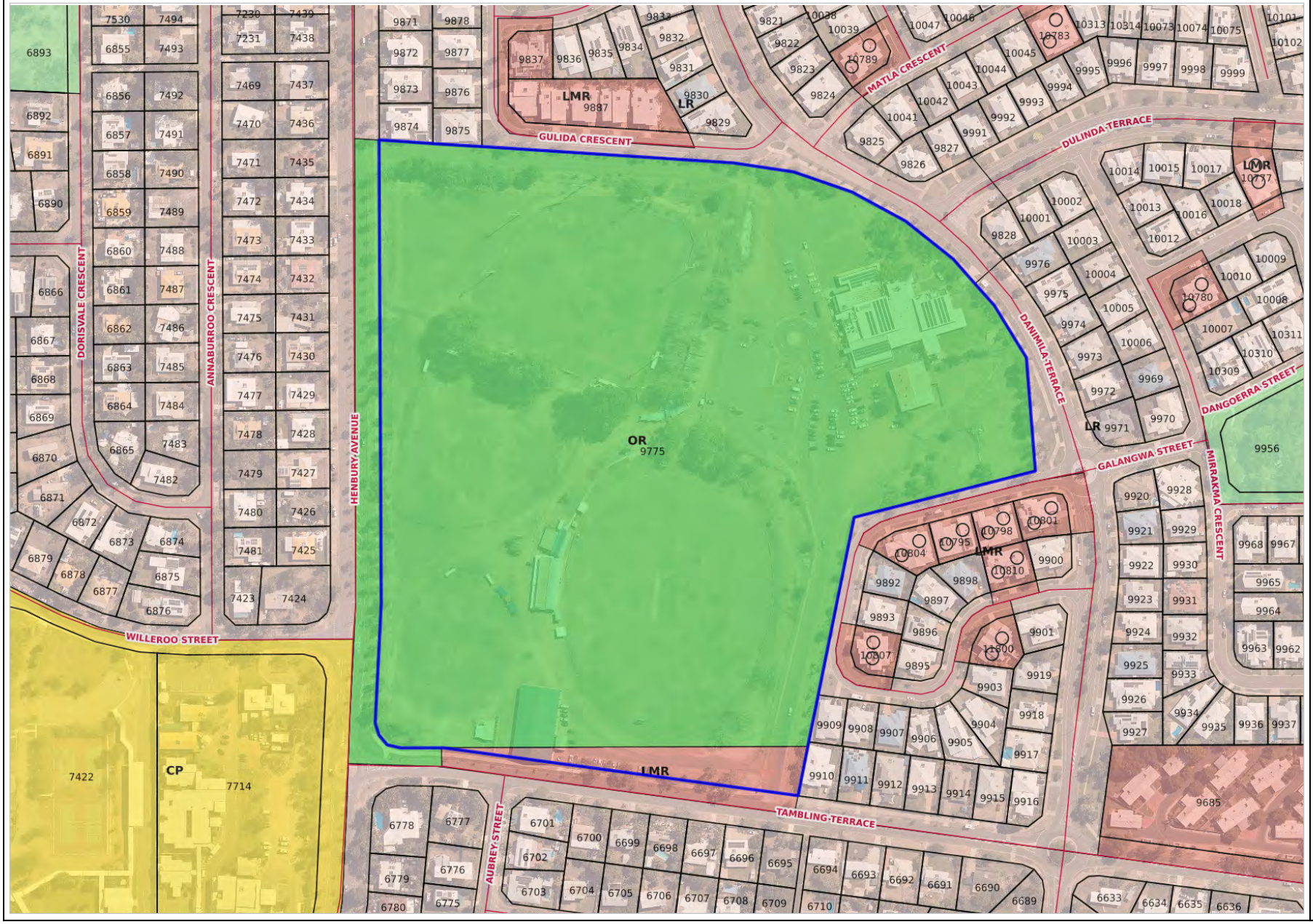
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NORTHERN TERRITORY GOVERNMENT

ATTACHMENT D - SITE ZONING

TRACY VILLAGE SPORTING PRECINCT

28 TAMBLING TERRACE, LYONS (LOT 9775 TOWN OF NIGHTCLIFF)



LEGEND

SUBJECT SITE

TOWN PLANNING ZONES

- OR (ORGANISED RECREATION)
- LR (LOW DENSITY RESIDENTIAL)
- LMR (LOW MEDIUM DENSITY RESIDENTIAL
- PS (PUBLIC OPEN SPACE)
- CP (COMMUNITY PURPOSE)

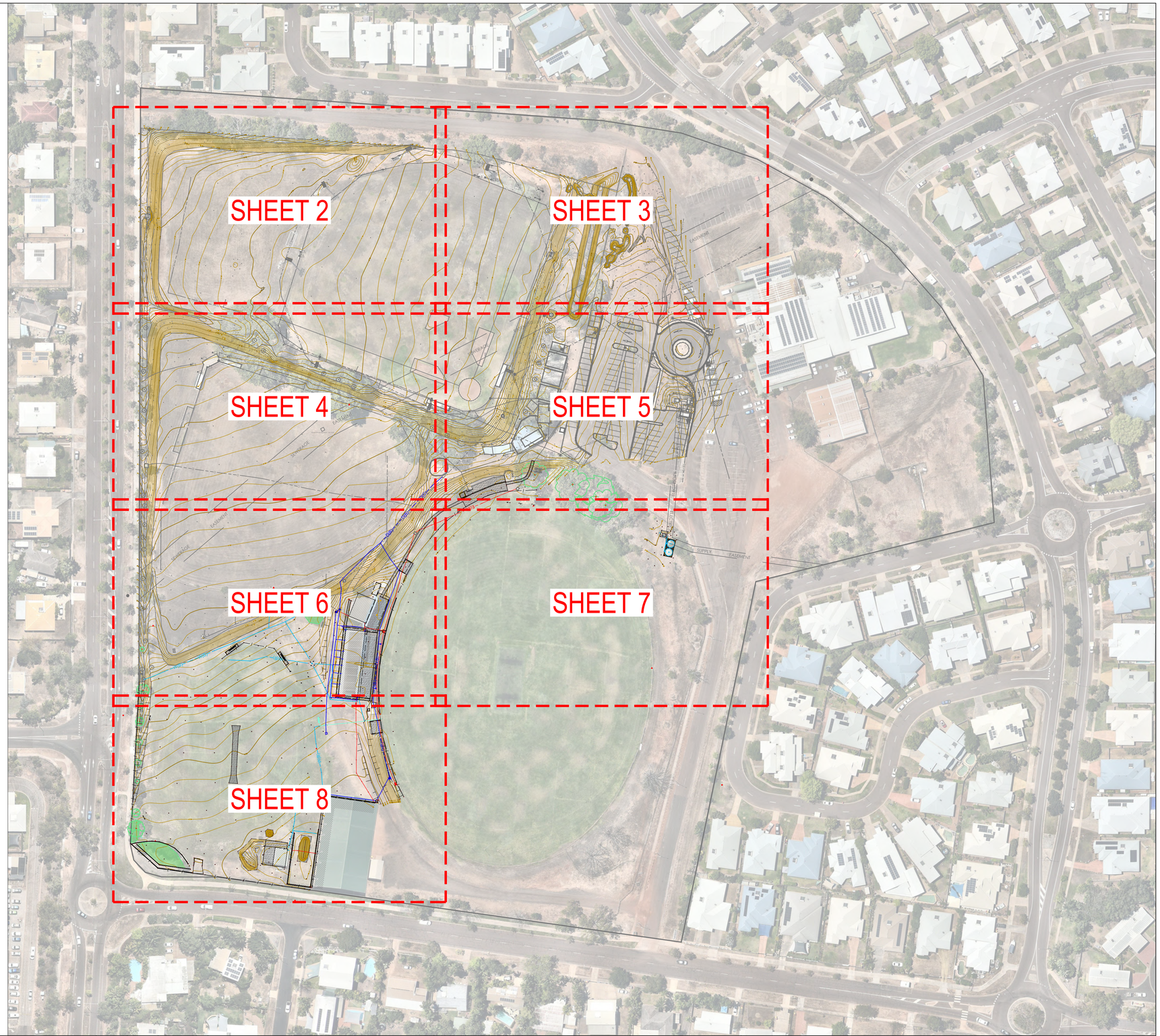
tatam planning co.

Metres 50 100

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LEGEND

DRAINAGE
- DP — DOWNPIPE
- GRATED INLET PIT
- D(B) — PIPE UNDERGROUND (QUALITY LEVEL B)
- D(C) — PIPE UNDERGROUND (QUALITY LEVEL C)

ELECTRICITY
- E — CABLES ABOVE GROUND
- E(B) — CABLES UNDERGROUND (QUALITY LEVEL B)
- PIT

SEWERAGE
- IP — INSPECTION OPENING
- MANHOLE
- S(B) — PIPE UNDERGROUND (QUALITY LEVEL B)
- S(C) — PIPE UNDERGROUND (QUALITY LEVEL C)

SURVEY
- CONTROL STATION
- CRM

TOPOGRAPHY
- BOTTOM OF EMBANKMENT
- TOP OF EMBANKMENT
- 10.0 — MAJOR CONTOUR
- 10.0 — MINOR CONTOUR
- NATURAL SURFACE SPOT LEVEL
- ROCK

STRUCTURE
- B — BOLLARD
- BUILDING
- CS — COLUMN / SUPPORT
- CONCRETE
- CONTAINER
- FENCE
- FFL — FINISHED FLOOR LEVEL
- GP — GOAL POST
- PAVED AREA
- POLE
- ROOFLINE / EAVES
- SEAT
- SIGN

VEGETATION
- GARDEN BED
- TREE
- MULTI TRUNK TREE

WATER SUPPLY
- H — HYDRANT PILLAR
- IRRIGATION CONTROL
- IR(B) — IRRIGATION PIPE BELOW GROUND (QUALITY LEVEL B)
- W — PIPE ABOVE GROUND
- W(B) — PIPE BELOW GROUND (QUALITY LEVEL B)
- W(C) — PIPE BELOW GROUND (QUALITY LEVEL C)
- PA — PUMP STATION
- SC — STOP COCK
- TA — TANK ABOVE GROUND
- T — TAP

DISCLAIMER:

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CONTOUR INTERVAL = 0.1 METRES

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SEE SHEET 1 FOR KEY PLAN, LEGEND AND SURVEY CONTROL.

SURVEY CONTROL

HORIZONTAL DATUM: MGA 94 - ZONE 52
VERTICAL DATUM: AHD

STN	EASTING	NORTHING	RL	DESCRIPTION
13821-EJA-002	705137.433	8632352.928	25.793	SPIKE
13821-EJA-003	705167.316	8632327.961	26.026	SPIKE
13821-EJA-004	705168.202	8632369.735	25.156	SPIKE
13821-EJA-005	705146.695	8632377.852	25.562	SPIKE
13821-EJA-006	705153.182	8632425.104	25.648	SPIKE
13821-EJA-007	705059.369	8632308.135	25.898	SPIKE
13821-EJA-008	705134.406	8632286.010	26.302	SPIKE
13821-EJA-009	705242.565	8632470.481	25.268	SPIKE
13821-EJA-010	705116.702	8632430.825	23.473	SPIKE
13821-EJA-011	705153.309	8632519.450	22.744	SPIKE
13821-EJA-012	705058.322	8632412.382	23.861	SPIKE
13821-EJA-013	705299.893	8632391.897	25.070	SPIKE
L06076002	705333.863	8632335.341	26.313	CRM
S92192013	705043.794	8632368.996	24.551	CRM
S93269014	705127.044	8632279.366	25.897	CRM

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earl james & associates

No.	REVISION DETAILS	DRN	CHK	DATE
00	PREPARED FOR INFORMATION	AW	NG	12/06/2026

CLIENT: byrne.

20 0 20 40 60 80 100m
SCALE 1 : 1000

LOT 9775, TOWN OF NIGHTCLIFF
28 TAMBLING TERRACE, LYONS
TOPOGRAPHIC SURVEY

HORIZONTAL DATUM	VERTICAL DATUM	SURVEYOR	DATE OF SURVEY	SHEET	DRAWING	REV
MGA 94 - ZONE 52	AHD	NG	10/06/2026	1 OF 8	13821-01-R00	00

FILE PATH: X:\D13821\12_Drafting\13821-01-R00

ISO A1 594mm x 841mm



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No.	REVISION DETAILS	DRN	CHK	DATE
00	PREPARED FOR INFORMATION	AW	NG	12/06/2026

CLIENT: byrne.

5 0 5 10 15 20m
SCALE 1 : 200

LOT 9775, TOWN OF NIGHTCLIFF
28 TAMBLING TERRACE, LYONS
TOPOGRAPHIC SURVEY

HORIZONTAL DATUM	VERTICAL DATUM	SURVEYOR	DATE OF SURVEY	SHEET	DRAWING	REV
MGA 94 - ZONE 52	AHD	NG	10/06/2026	2 OF 8	13821-01-R00	00

FILE PATH: X:\D13821\12_Drafting\13821-01-R00

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SCALE 1 : 200 (5 0 5 10 15 20m)

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28 TAMBLING TERRACE, LYONS
TOPOGRAPHIC SURVEY

HORIZONTAL DATUM	VERTICAL DATUM	SURVEYOR	DATE OF SURVEY	SHEET	DRAWING	REV
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MGA 94 - ZONE 52	AHD	NG	10/06/2026	4 OF 8	13821-01-R00	00

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LOT 9775

EASEMENT

SEWERAGE

EASEMENT

ELECTRICITY SUPPLY

Unable to open

Stream not located

GPR TOP OF PIPE

Backflow Prevention Assembly

Exposed PVC

13821-EJA-009

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5 0 5 10 15 20m

SCALE 1 : 200

LOT 9775, TOWN OF NIGHTCLIFF
28 TAMBLING TERRACE, LYONS
TOPOGRAPHIC SURVEY

HORIZONTAL DATUM	VERTICAL DATUM	SURVEYOR	DATE OF SURVEY	SHEET	DRAWING	REV
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5 0 5 10 15 20m
SCALE 1 : 200

HORIZONTAL DATUM	VERTICAL DATUM
MGA 94 - ZONE 52	AHD

LOT 9775, TOWN OF NIGHTCLIFF
28 TAMBLING TERRACE, LYONS
TOPOGRAPHIC SURVEY

SURVEYOR	DATE OF SURVEY	SHEET	DRAWING	REV
NG	10/06/2026	6 OF 8	13821-01-R00	00

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LOT 9775, TOWN OF NIGHTCLIFF
28 TAMBLING TERRACE, LYONS
TOPOGRAPHIC SURVEY

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MGA 94 - ZONE 52	AHD	NG	10/06/2026	7 OF 8	13821-01-R00	00

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TOPOGRAPHIC SURVEY

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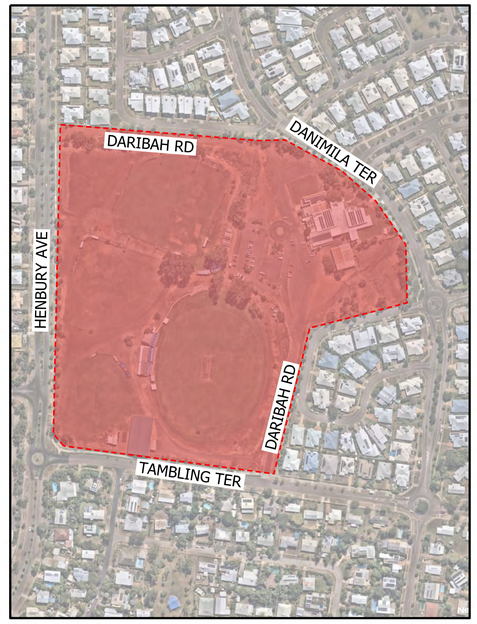
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2600357
TRACY VILLAGE SPORTS PRECINCT
VOLUME 1 OF 1
LANDSCAPE WORKS DRAWING SET
DA SUBMISSION
JULY 2026

NOTE: THIS DOCUMENT IS PRELIMINARY UNLESS VERIFIED.

THE FOLLOWING FORM PART OF THE DOCUMENTATION AND CONSTRUCTION SET.

DRAWING NUMBER	TITLE	SCALE	REVISION
2600357 LA01.01	COVER PAGE	-	A
2600357 LA02.01	OVERALL PLAN	1:500@A1	A
2600357 LA03.01	GENERAL ARRANGEMENT PLAN & DETAIL	1:200@A1	A



SITE LOCATION MAP

AREA OF WORKS

THE DETAIL SET TO BE READ IN CONJUNCTION WITH:
• THE CONTRACT DOCUMENTS

CLOUSTON associates

a division of BW Beveridge Williams

CLIENT:

FOOTBALL NORTHERN TERRITORY

Prepared by

CLOUSTON associates

LANDSCAPE ARCHITECTS URBAN DESIGNERS LANDSCAPE PLANNERS

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REV	REVISION DESCRIPTION	REVISION DATE	REVIEW	VERIFY	VALIDATE
A	DA SUBMISSION	23/07/2026	JM	TC	-

23/07/2026 12:37:02 PM P:\BW_26\2600357_TRACY VILLAGE SPORTS PRECINCT\07 DOCIC PLANS\2600357_LA_COV.dgn

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LANDSCAPE ARCHITECTS

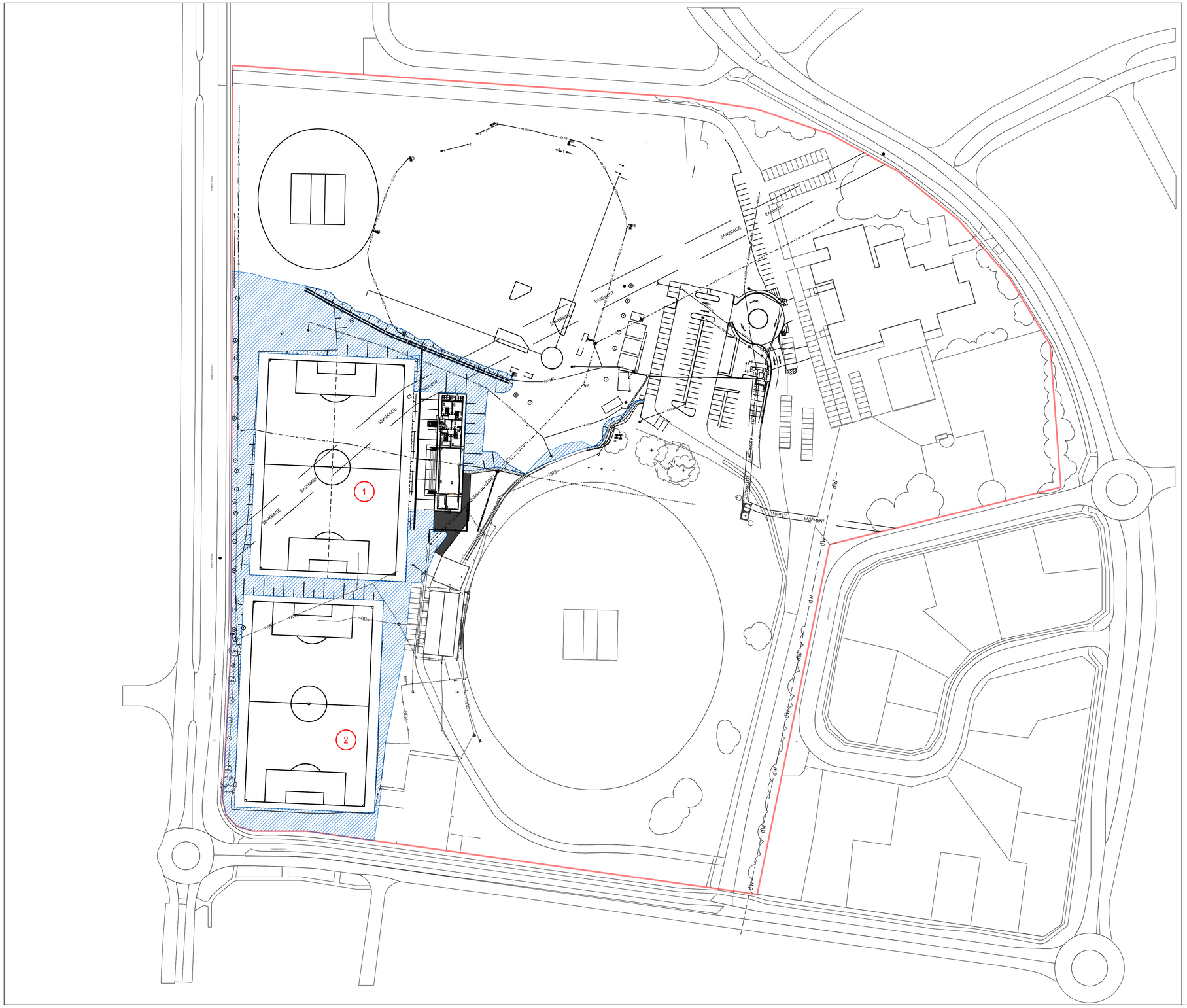
LEVEL 5
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NOT FOR CONSTRUCTION

CLOUSTON associates — a division of BW Beveridge Williams

PROJECT	CLIENT	SCALE
LANDSCAPE WORKS DRAWING SET TRACY VILLAGE SPORTING PRECINCT DEVELOPMENT	FOOTBALL NT	

DRAWING TITLE	DRAWING NUMBER	DRAWN	REVISION
COVER PAGE	2600357 LA01.01	JM	A



LEGEND

1 PREMIER FOOTBALL PITCH
PREPARE & CONSTRUCT NEW PITCH PROFILE TO FINISHED LEVELS. INSTALL AUTOMATIC IRRIGATION SYSTEM.

2 COMMUNITY / TRAINING FOOTBALL PITCH
RENOVATE EXISTING PITCH INCLUDING AERATION, TOP DRESSING & OVER SEEDING. UPGRADE & EXTEND EXISTING IRRIGATION TO SUIT PITCH LAYOUT.

REPAIR & MAKE GOOD TO FULL EXTENT OF CIVIL EARTHWORKS & OTHER GRASS AREAS DAMAGED AS PART OF WORKS. PREPARE TOPSOIL IN-SITU, GRASS SEEDING & TEMPORARY ESTABLISHMENT IRRIGATION.

NOTE: This document is Preliminary unless Verified.

REV	REVISION DESCRIPTION	REVISION DATE	REVIEW	VERIFY	VALIDATE
A	DA SUBMISSION	23/07/2026	JM	TC	-

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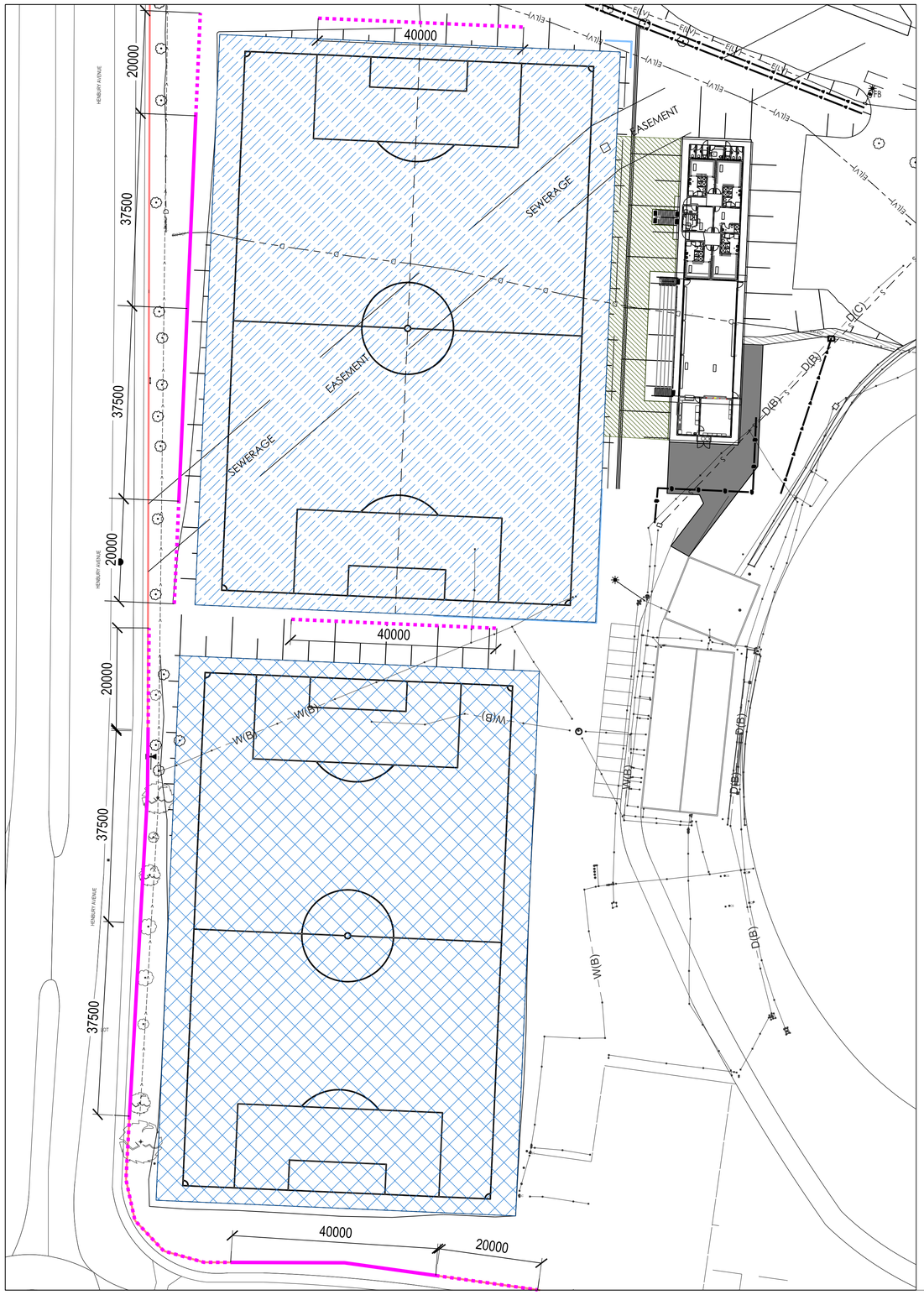
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NORTH

CLOUSTON associates

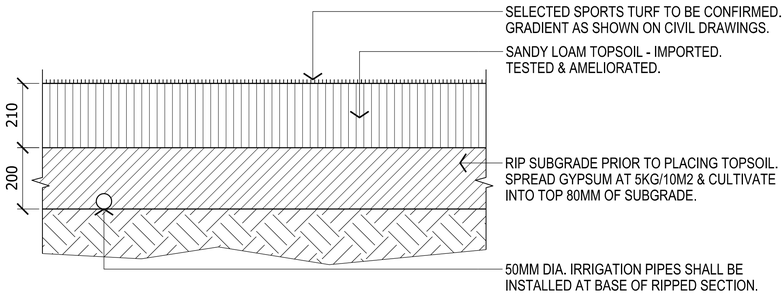
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PROJECT: LANDSCAPE WORKS DRAWING SET TRACY VILLAGE SPORTING PRECINCT DEVELOPMENT	CLIENT: FOOTBALL NT		SCALE: 1:1000@A1
DRAWING TITLE: OVERALL PLAN	DRAWING NUMBER: 2600357 LA02.01	DRAWN: JM	REVISION: A

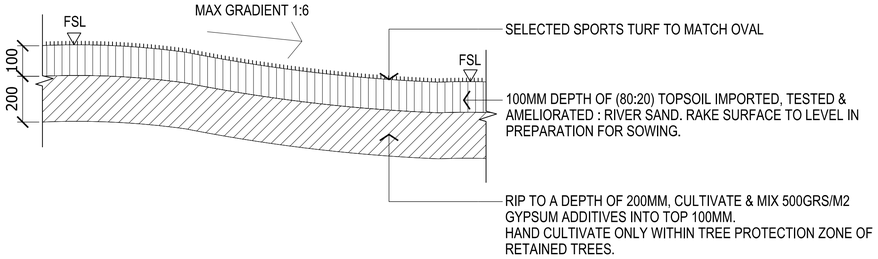


LEGEND

- 3.7M HIGH CHAINMESH FENCE. REFER IMAGE BELOW.
- 6.0M HIGH CHAINMESH FENCE. REFER IMAGE BELOW.
- EXTENT OF NEW FULLY AUTOMATIC IRRIGATION & SANDY LOAM PITCH PROFILE. REFER SOIL PROFILE DETAIL.
- RENOVATE EXISTING SURFACE; REPAIR, MODIFY & EXTEND EXISTING IRRIGATION TO SUIT NEW PITCH 2 LAYOUT.
- NEW FULLY AUTOMATIC IRRIGATION TO STANDARD SOIL PROFILE. SPORTS TURF TO EXTEND TO THE EDGE OF BUILDING SLAB, STEPS & TERRACE.



01 SPORTS PITCH PROFILE
1:10@A1



02 STANDARD SOIL PROFILE AND GRASS
1:10@A1



03 CHAINMESH FENCE 3.7M & 6.0M HEIGHT
IMAGE BASED ON 3D MODELING. INDICATIVE ONLY.

NOTE: This document is Preliminary unless Verified.

REV	REVISION DESCRIPTION	REVISION DATE	REVIEW	VERIFY	VALIDATE
A	DA SUBMISSION	23/07/2026	JM	TC	-

23/07/2026 12:37:11 PM P:\BW_26\2600357_TRACY VILLAGE SPORTS PRECINCT\07 DOCIC PLANS\2600357_LA_GEN.dgn

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CIVIL ENGINEERS
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LEVEL 5
21 KNUCKEY STREET
DARWIN NT 0800
darwin@clouston.com.au
TELEPHONE (08) 8941 2450

NOT FOR CONSTRUCTION

1:500@A1
0 5 10 15 20 25 50m

NORTH

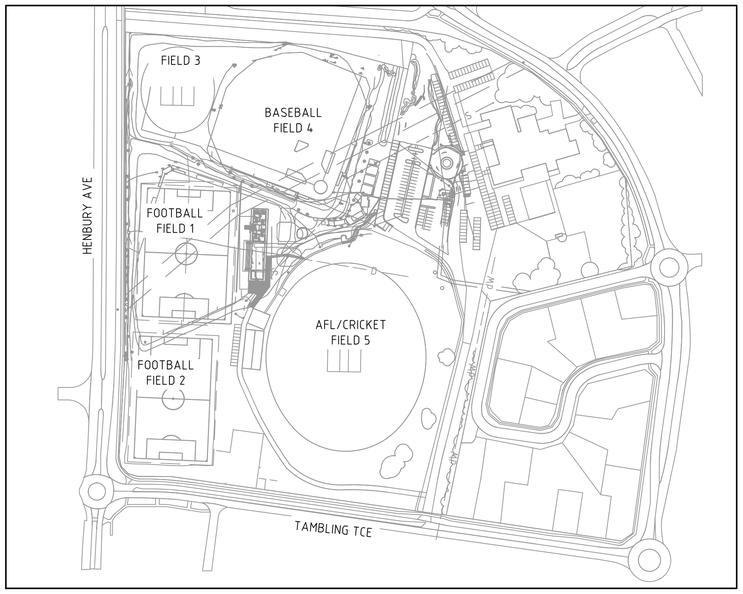
CLOUSTON associates

a division of BW Beveridge Williams

PROJECT LANDSCAPE WORKS DRAWING SET TRACY VILLAGE SPORTING PRECINCT DEVELOPMENT	CLIENT FOOTBALL NT		SCALE 1:500@A1
DRAWING TITLE GENERAL ARRANGEMENT PLAN & DETAIL	DRAWING NUMBER 2600357 LA03.01	DRAWN JM	REVISION A



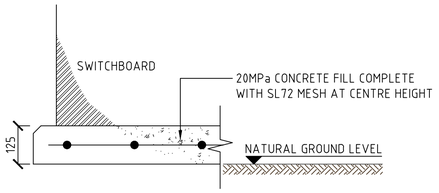
LOCALITY PLAN
SCALE NTS



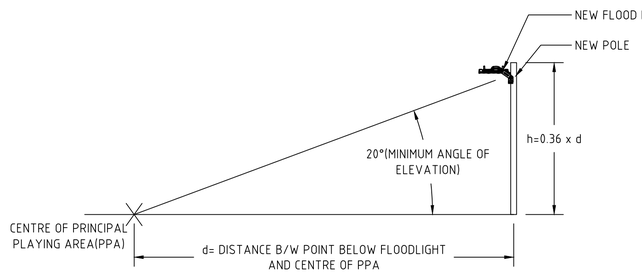
KEY PLAN
SCALE NTS

LEGEND OF SYMBOLS

- EX (P) — EXISTING PACKAGE SUBSTATION TO REMAIN
- EX MSB — EXISTING MAIN SWITCHBOARD TO REMAIN
- N MDB — NEW MAIN DISTRIBUTION BOARD
- ISOLATING SWITCH
- CIRCUIT BREAKER
- RCD — MINIATURE CIRCUIT BREAKER c/w 30mA RCD PROTECTION
- TC — TIMECLOCK CONTACTOR
- CONTACTOR
- SINGLE PHASE
- TWO PHASE
- THREE PHASE
- LD — TRAY MOUNTED LED DRIVER TO SUIT FITTING
- 200kA — 200kA SURGE DIVERTER
- 100kA — 100kA SURGE DIVERTER
- SWITCHBOARD OUTLINE
- LV — NEW LV CONDUIT, HD uPVC ORANGE
- EX/LV — EXISTING LV CONDUIT
- C — C — NEW COMMS CONDUIT, HD uPVC WHITE
- EP — ELECTRICAL PIT
- LV / XXX / 1 — DENOTES CONDUIT DIAMETER; DENOTES NUMBER OF CONDUITS
- NEW LIGHT POLE



TYPICAL PLINTH DETAIL
NOT TO SCALE



TYPICAL POLE HEIGHT DETAILS
SCALE NTS

GENERAL NOTES

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL AND SURVEY DRAWINGS INCLUDING DEMOLITION PLANS. REFER ANY CONFLICTING INFORMATION, OMISSIONS OR ERRORS TO THE PROJECT SUPERINTENDENT FOR RESOLUTION
2. COORDINATE WITH ALL OTHER TRADES ON SITE
3. DO NOT SETOUT OR SCALE FROM THESE DRAWINGS. CONFIRM ALL MEASUREMENTS ON SITE
4. ALL WORKS ARE TO COMPLY WITH THE RELEVANT CODES AND STANDARDS INCLUDING BUT NOT LIMITED TO AUSTRALIAN STANDARDS (AS), THE BUILDING CODE OF AUSTRALIA (BCA), ELECTRICITY SAFETY ACT, AS/NZS 3000 (WIRING RULES), AS/NZS3008, AS4282 (CONTROL OF OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING), AS2560 (SPORTS LIGHTING), THE REQUIREMENTS OF LOCAL AUTHORITIES AND GENERAL BEST PRACTICE.
5. UTILISE EXISTING SLAB OPENINGS AND CABLE DUCTS WHERE PRACTICAL, CONCEAL CABLING WHERE POSSIBLE, WHERE CABLING MUST BE VISIBLE INSTALL WITHIN HORIZONTAL AND VERTICAL RUNS OF SURFACE MOUNTED CONDUIT
6. THE CONTRACTOR SHALL SUBMIT ALL NECESSARY SHOP DRAWINGS AND EQUIPMENT TECHNICAL DATA SHEETS FOR ALL EQUIPMENT FOR ASSESSMENT BY THE PROJECT SUPERINTENDENT PRIOR TO PROCUREMENT
7. THE CONTRACTOR SHALL SUBMIT ALL NECESSARY DRAWINGS/NOTIFICATIONS OF INTENT TO THE LOCAL SUPPLY AUTHORITY AS REQUIRED
8. ALL SERVICES SHALL BE FULLY LABELLED FOR EASE OF IDENTIFICATION
9. THE CONTRACTOR SHALL ALLOW FOR INVESTIGATION OF CONCEALED SERVICES PRIOR TO COMMENCING WORK
10. DEMONSTRATE TO THE PROJECT SUPERINTENDENT AT COMMISSIONING STAGE THAT ALL SYSTEMS OPERATE AS INTENDED AND IN ACCORDANCE WITH THE RELEVANT STANDARDS
11. ALTERNATIVE EQUIPMENT CAN BE PROPOSED FOR CONSIDERATION BY THE PROJECT SUPERINTENDENT PROVIDED IT IS AT LEAST EQUIVALENT TO THE SPECIFIED EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVE THAT THE PROPOSED ALTERNATIVES PERFORM TO AT LEAST THE SPECIFIED EQUIPMENT'S PERFORMANCE LEVEL BY MEANS OF DETAILED CALCULATION OR OTHERWISE AS REQUESTED BY THE SUPERINTENDENT.
12. REFER TO OTHER NOTES ON ELECTRICAL DRAWINGS

SCHEDULE OF DRAWINGS

DRAWING No.	DESCRIPTION
E01	LOCALITY PLAN, KEY PLAN, GENERAL NOTES, LEGEND OF SYMBOLS, SCHEDULES AND DETAILS
E02	SINGLE LINE DIAGRAM - SHEET 1
E03	SINGLE LINE DIAGRAM - SHEET 2
E04	SINGLE LINE DIAGRAM - SHEET 3
E05	SWITCHBOARD SCHEMATIC DIAGRAM AND LIGHTING CONTROL SYSTEM - AFL/CRICKET FIELD
E06	SWITCHBOARD SCHEMATIC DIAGRAM - FOOTBALL FIELD 1 AND 2 - SHEET 1
E07	SWITCHBOARD SCHEMATIC DIAGRAM - FOOTBALL FIELD 1 AND 2 - SHEET 2
E08	LIGHTING CONTROL SYSTEM - FOOTBALL FIELD 1 AND 2
E09	SITE RETICULATION LAYOUT
E10	FOOTBALL FIELD 1 AND 2 POLE LOCATION DETAILS
E11	AFL/CRICKET PITCH POLE LOCATION DETAILS
E12	SITE LIGHTING LAYOUT
E13	POLE DETAILS
E14	AFL/CRICKET POLE AIMING DETAILS - SHEET 1
E15	AFL/CRICKET POLE AIMING DETAILS - SHEET 2
E16	AFL/CRICKET POLE AIMING DETAILS - SHEET 3
E17	AFL/CRICKET POLE AIMING DETAILS - SHEET 4
E18	FOOTBALL FIELD 1 CALCULATED LUX LEVELS (@MF-1.00)
E19	FOOTBALL FIELD 2 CALCULATED LUX LEVELS (@MF-1.00)

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WARNING
THE LOCATION OF SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.

LUMINAIRE SCHEDULE

REF	MOUNTING DETAILS	SIZE (mm)	SOURCE	IP RATING	IK RATING	LUMEN OUTPUT	POWER INPUT	COLOUR TEMP.	CRI	SELECTION	NOTES
L1	POLE MOUNTED	799x724x326	LED	IP66	IK08	201,165LUMENS	1450WATT	5700K	Ra>70	THORN TROPHY 468L757 AS1	DALI LUMINAIRE
L2	POLE MOUNTED	799x724x326	LED	IP66	IK08	214229LUMENS	1450WATT	5700K	Ra>70	THORN TROPHY 468L757 AS2	DALI LUMINAIRE

POLE SCHEDULE

REF	HEIGHT(h)	POLE HEIGHT	QUANTITY OF LIGHTS	FIELD	
CRICKET-P1	29m	31m	12	CRICKET	HEIGHT(h) DENOTES MINIMUM LUMINAIRE MOUNTING HEIGHT TO THE LOWEST LUMINAIRE. POLE HEIGHT TO BE DETERMINED BASED ON THE LUMINAIRE DIMENSIONS
CRICKET-P2	29m	31m	12		
CRICKET-P3	29m	31m	12		
CRICKET-P4	29m	31m	12		
FOOTBALL-P1	25m	26m	7	FOOTBALL	HEIGHT(h) DENOTES MINIMUM LUMINAIRE MOUNTING HEIGHT TO THE LOWEST LUMINAIRE. POLE HEIGHT TO BE DETERMINED BASED ON THE LUMINAIRE DIMENSIONS
FOOTBALL-P2	25m	26m	7		
FOOTBALL-P3	25m	26m	7		
FOOTBALL-P4	25m	26m	7		
FOOTBALL-P5	25m	26m	3		
FOOTBALL-P6	25m	26m	3		

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B	ISSUE FOR 30% REVIEW	03.07.26
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Sheet Title
LOCALITY PLAN, KEY PLAN, GENERAL NOTES, LEGEND OF SYMBOLS, SCHEDULES AND DETAILS

CAD File No: D1465
Design Date: MAY-2026

Project
SPORTS LIGHTING UPGRADES
TRACY VILLAGE SPORTS PRECICNT LYONS, NT

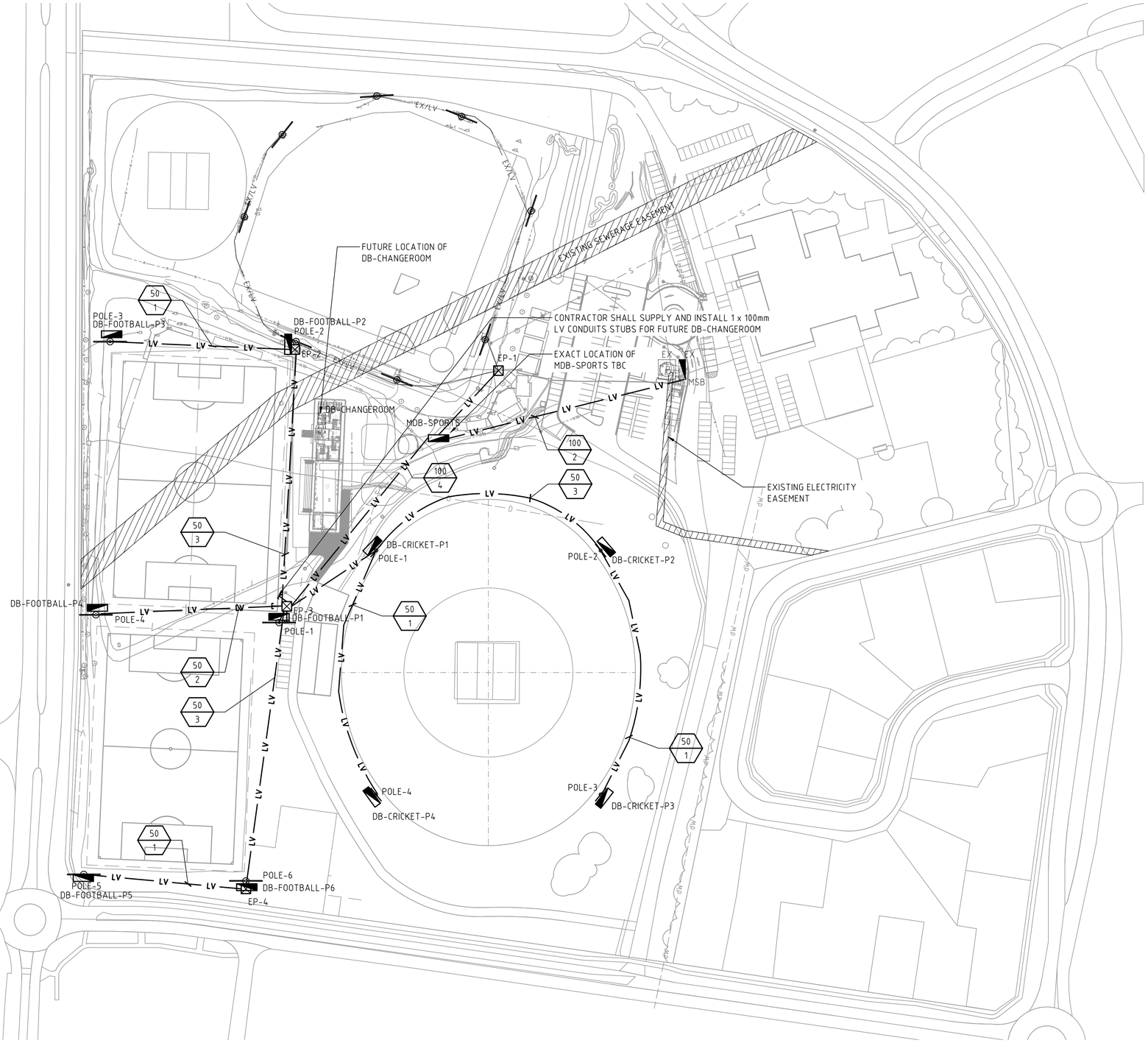
Client
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ELECTRICAL SERVICES

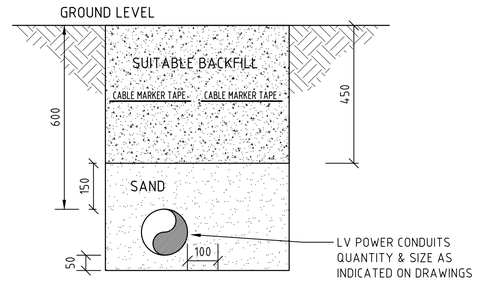
North | Drawing No. D1465/E01 | Revision B

Eng	Draft	Chk	Scale
WP	JJ	WP	NTS A1



SITE RETICULATION LAYOUT

SCALE 1:1000@A1



TYPICAL TRENCH DETAIL

BACKFILL SHALL BE IN ACCORDANCE WITH COUNCIL STANDARDS

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Sheet Title
SITE RETICULATION LAYOUT

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Design Date: MAY-2026

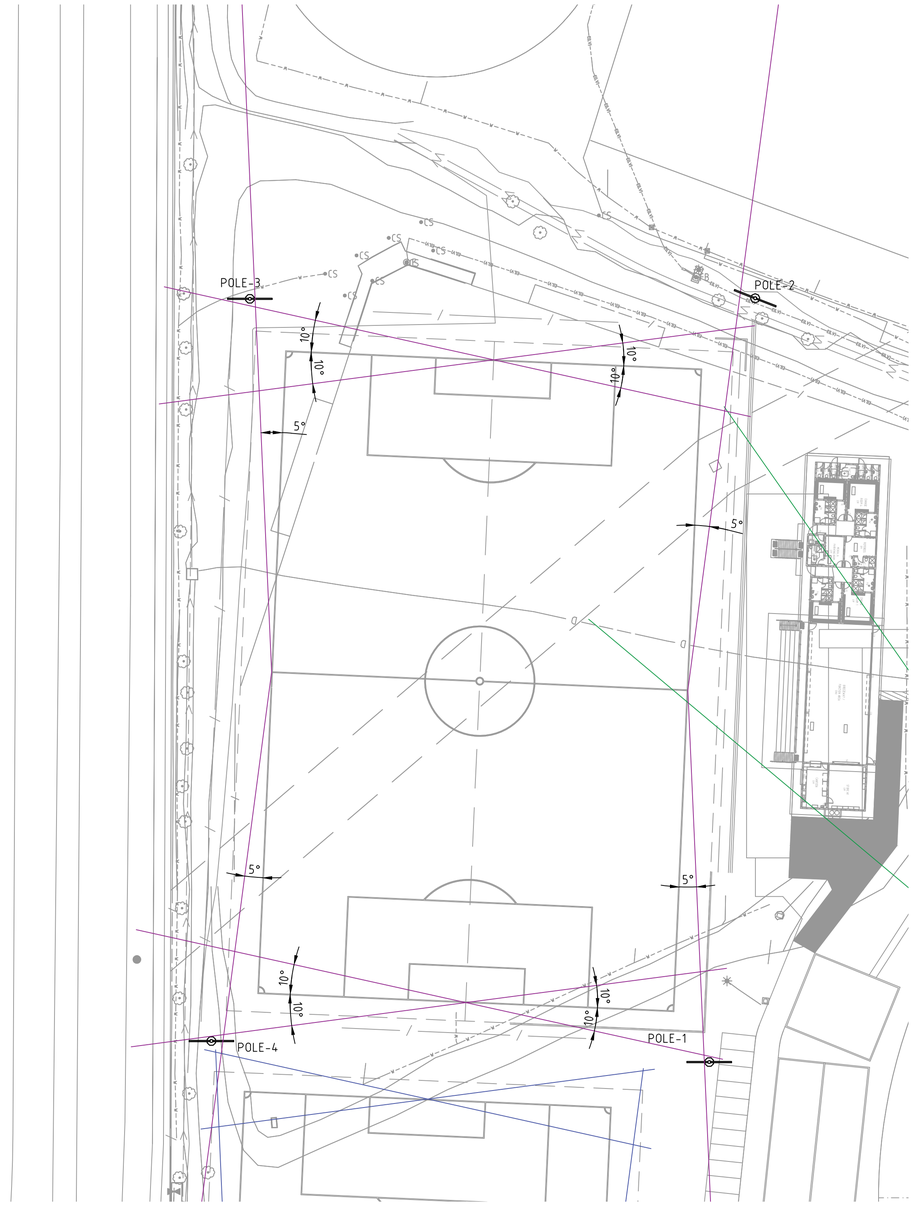
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SPORTS LIGHTING UPGRADES
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PRECICNT LYONS, NT

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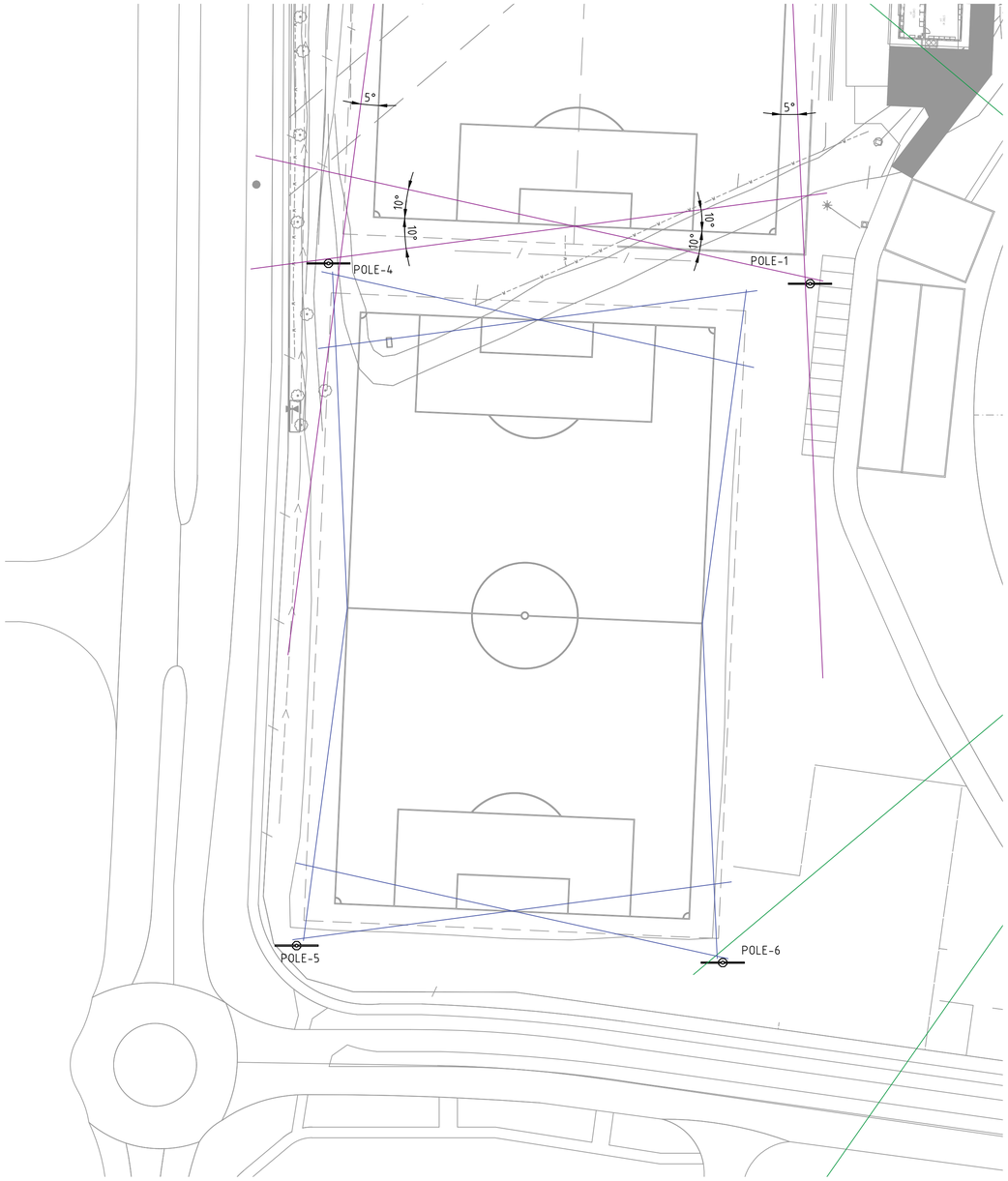
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	Eng	Draft	Chk	Scale
	WP	JJ	WP	NTS A1



FOOTBALL PITCH-1
POLE LOCATION
SCALE 1:500@A1



FOOTBALL PITCH-2
POLE LOCATION
SCALE 1:500@A1

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Sheet Title
FOOTBALL FIELD 1 AND 2
POLE LOCATION DETAILS

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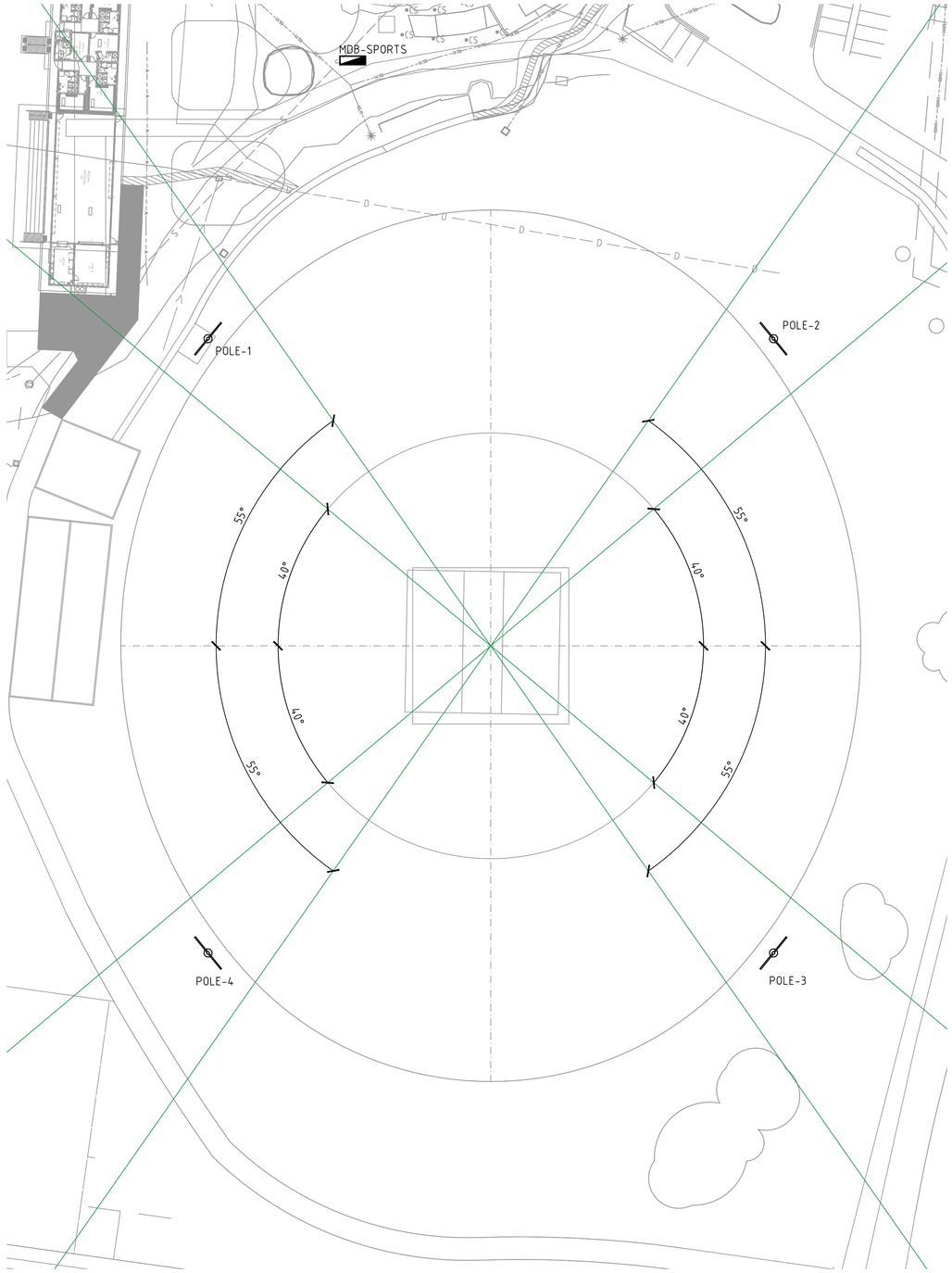
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SPORTS LIGHTING UPGRADES
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ELECTRICAL SERVICES

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	D1465/E10			B
	Eng	Draft	Chk	Scale
	WP	JJ	WP	NTS A1



AFL/CRICKET PITCH

POLE LOCATION

SCALE 1:500@A1

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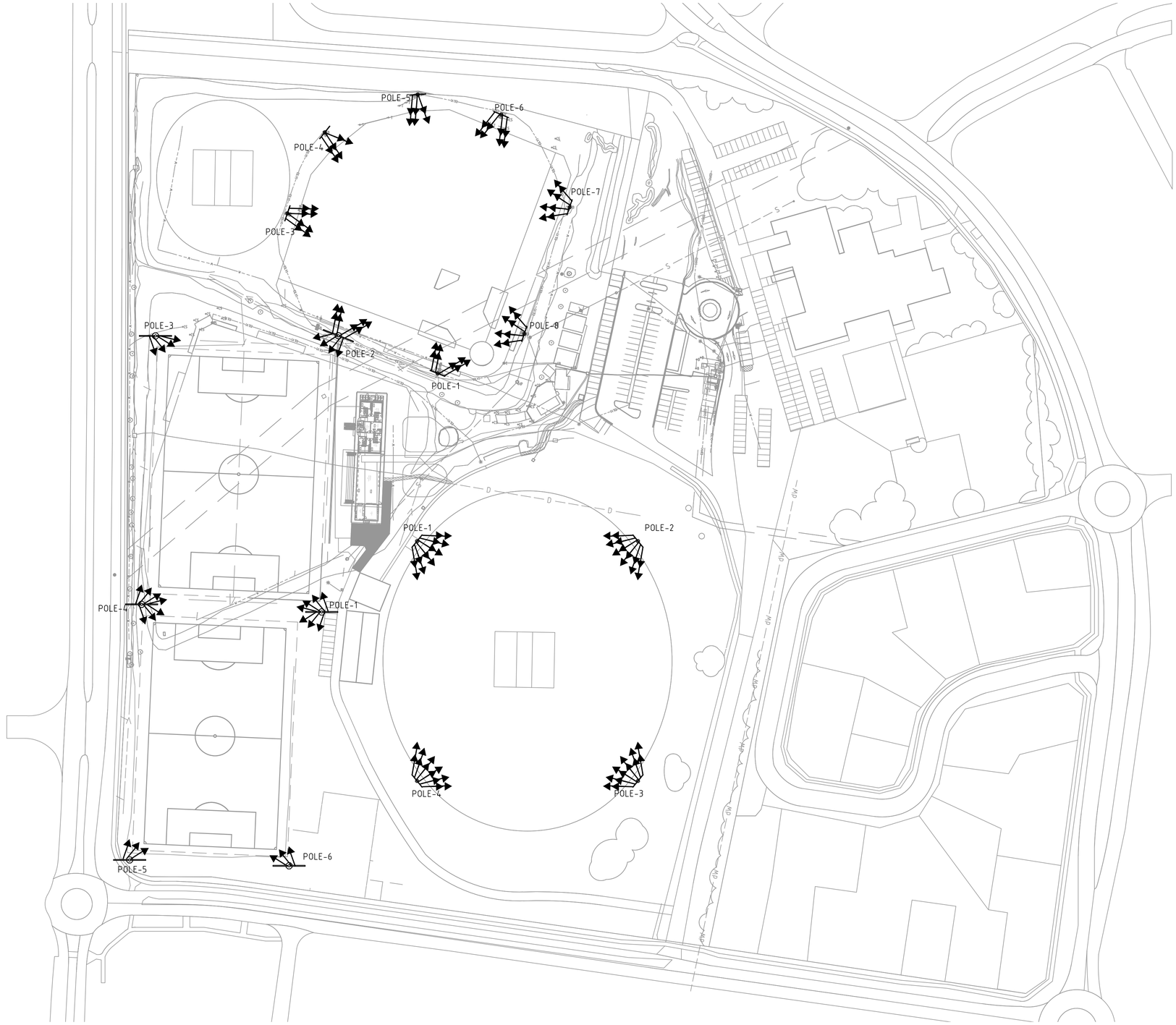
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TRACY VILLAGE SPORTS
PRECICNT LYONS, NT

Client
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PRELIMINARY

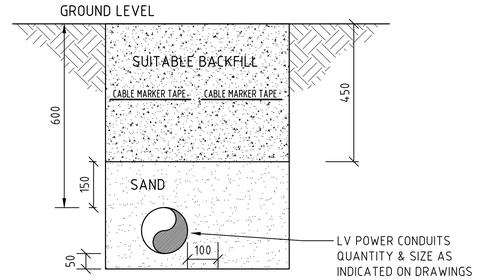
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	WP	JJ	WP	NTS A1



SITE LIGHTING LAYOUT

SCALE 1:1000@A1



TYPICAL TRENCH DETAIL

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SITE LIGHTING LAYOUT

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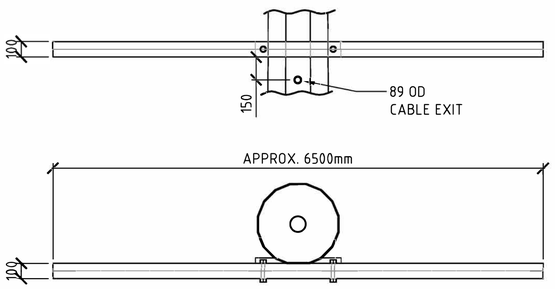
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SPORTS LIGHTING UPGRADES
TRACY VILLAGE SPORTS
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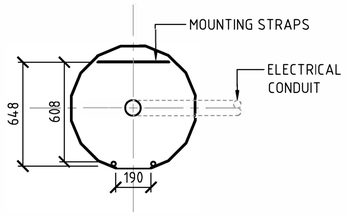
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ELECTRICAL SERVICES

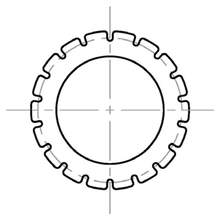
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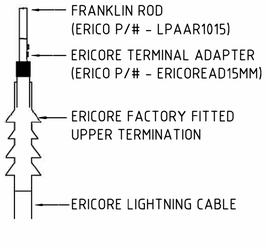


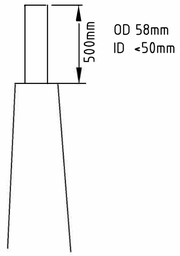
SECTION A/A
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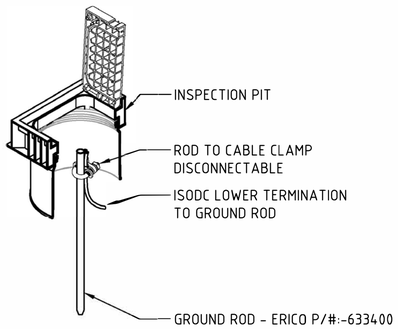
TYPICAL BASE-PLATE DETAIL
NTS

NOTE: TO MANUFACTURES RECOMMENDATIONS





TYPICAL FINIAL DETAILS
NTS



TYPICAL EARTHING INSPECTION PIT
NTS

POLE DETAILS
SCALE NTS

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POLE DETAILS

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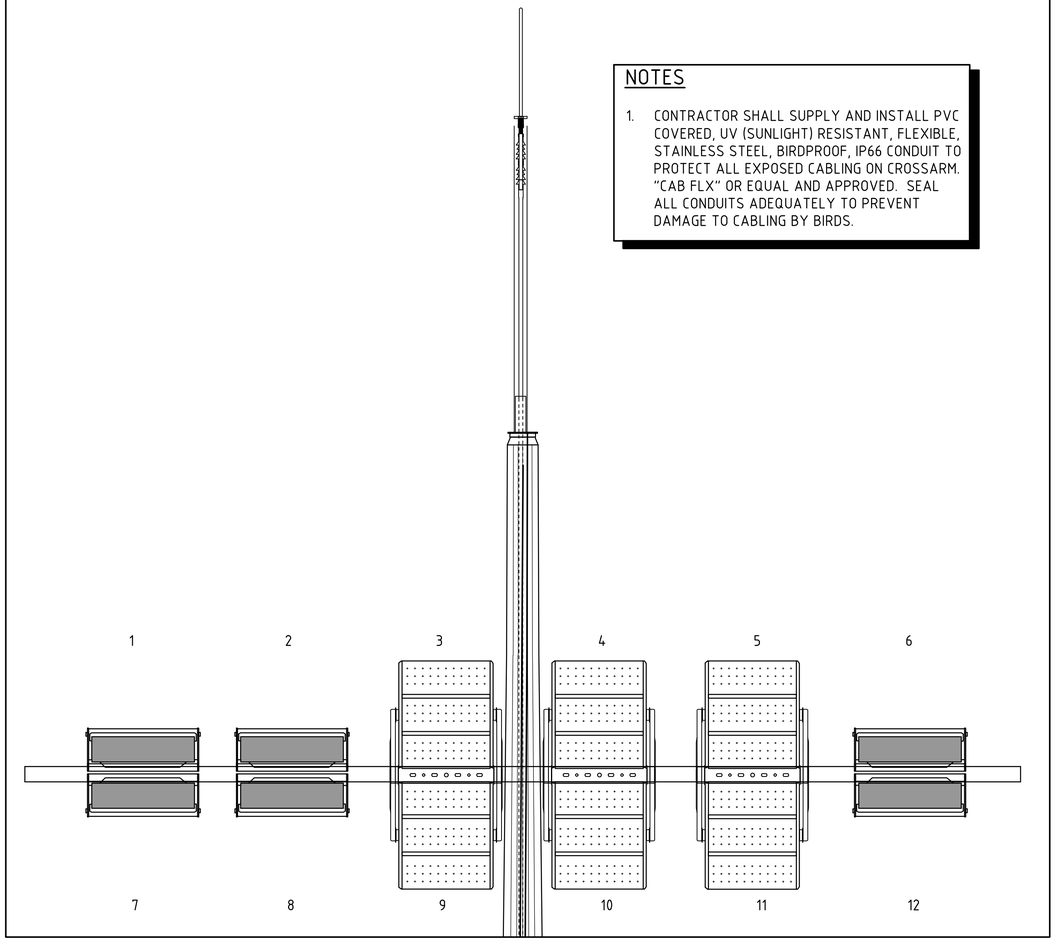
Project
SPORTS LIGHTING UPGRADES
TRACY VILLAGE SPORTS
PRECICNT LYONS, NT

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ELECTRICAL SERVICES

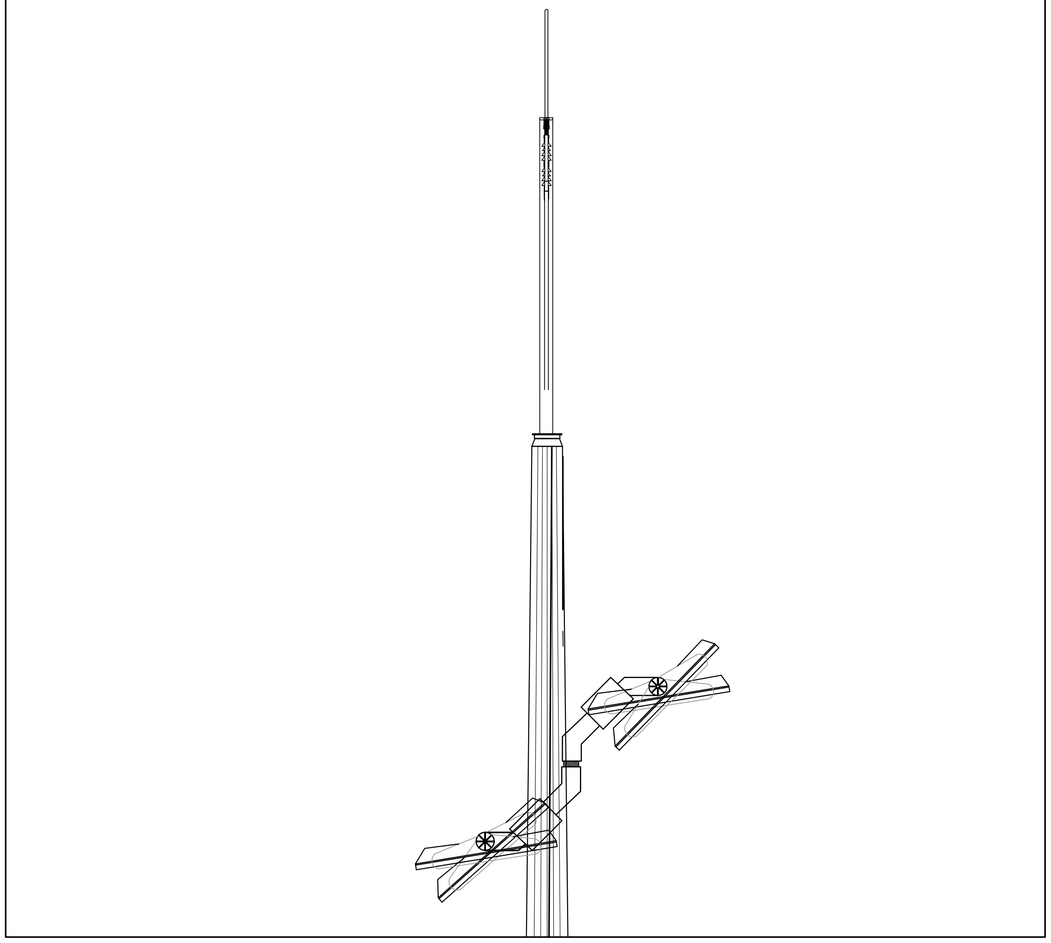
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	Eng	Draft	Chk	Scale
	WP	JJ	WP	NTS A1



NOTES

1. CONTRACTOR SHALL SUPPLY AND INSTALL PVC COVERED, UV (SUNLIGHT) RESISTANT, FLEXIBLE, STAINLESS STEEL, BIRDPROOF, IP66 CONDUIT TO PROTECT ALL EXPOSED CABLING ON CROSSARM. "CAB FLX" OR EQUAL AND APPROVED. SEAL ALL CONDUITS ADEQUATELY TO PREVENT DAMAGE TO CABLING BY BIRDS.

LIGHTING POLE HEAD FRAME TYPICAL LAYOUT
NTS

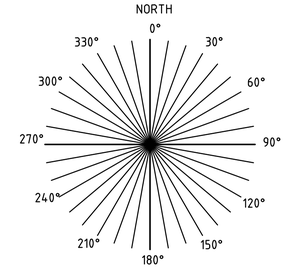


LIGHTING POLE HEAD FRAME TYPICAL LAYOUT
NTS

AFL/CRICKET POLE 1 LUMINAIRE SCHEDULE

ROW	LIGHTING REF	LIGHT POSITION	AIMING	
			ORIENT	TILT
1	L1	1	xx°	x°
	L1	2	xx°	x°
	L1	3	xx°	x°
	L1	4	xx°	x°
	L1	5	xx°	x°
	L1	6	xx°	x°
2	L1	7	xx°	x°
	L1	8	xx°	x°
	L1	9	xx°	x°
	L1	10	xx°	x°
	L1	11	xx°	x°
	L1	12	xx°	x°

LUMINAIRE REF ARE NOT IDENTICAL TO POLE-3. SYMMETRY IS BROKEN TO COMPLY WITH OBTRUSIVE LIGHTING



ORIENTATION INDICATOR

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Sheet Title
AFL/CRICKET POLE AIMING DETAILS - SHEET 1

CAD File No: D1465
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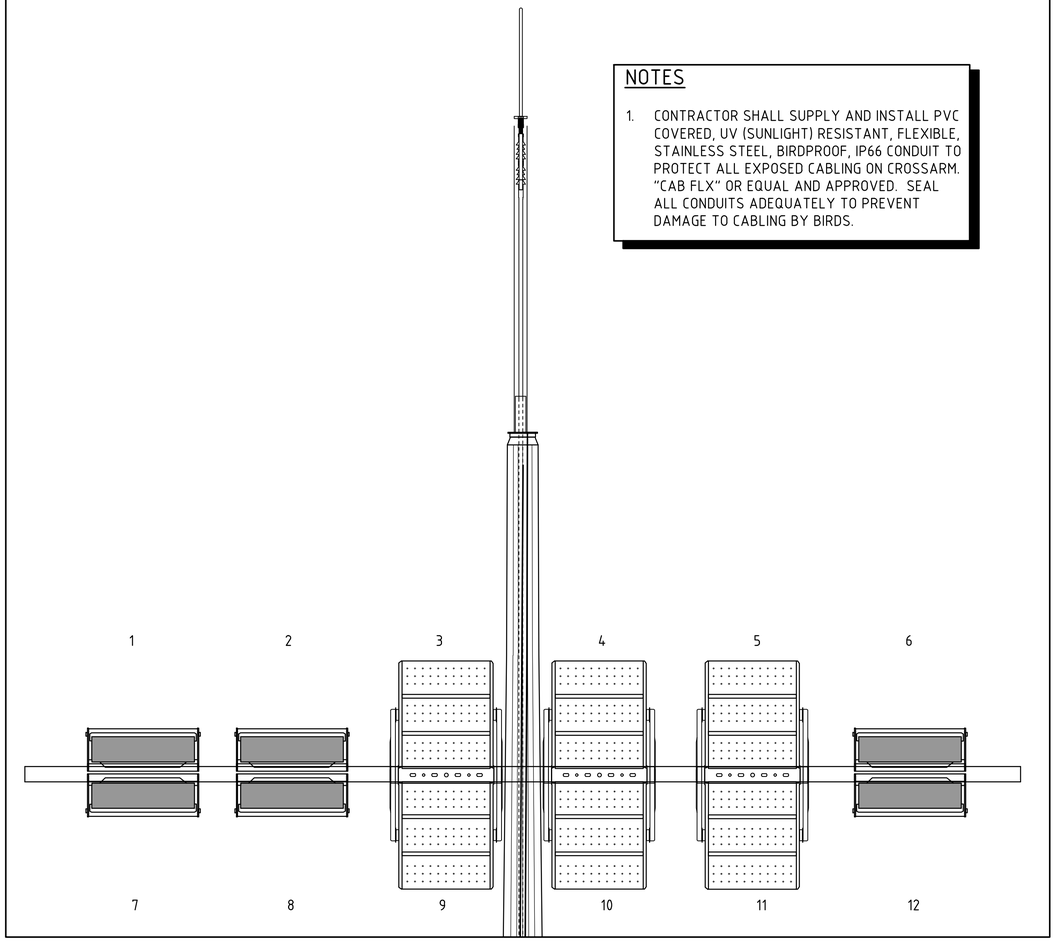
Project
SPORTS LIGHTING UPGRADES
TRACY VILLAGE SPORTS
PRECICNT LYONS, NT

Client
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PRELIMINARY

ELECTRICAL SERVICES

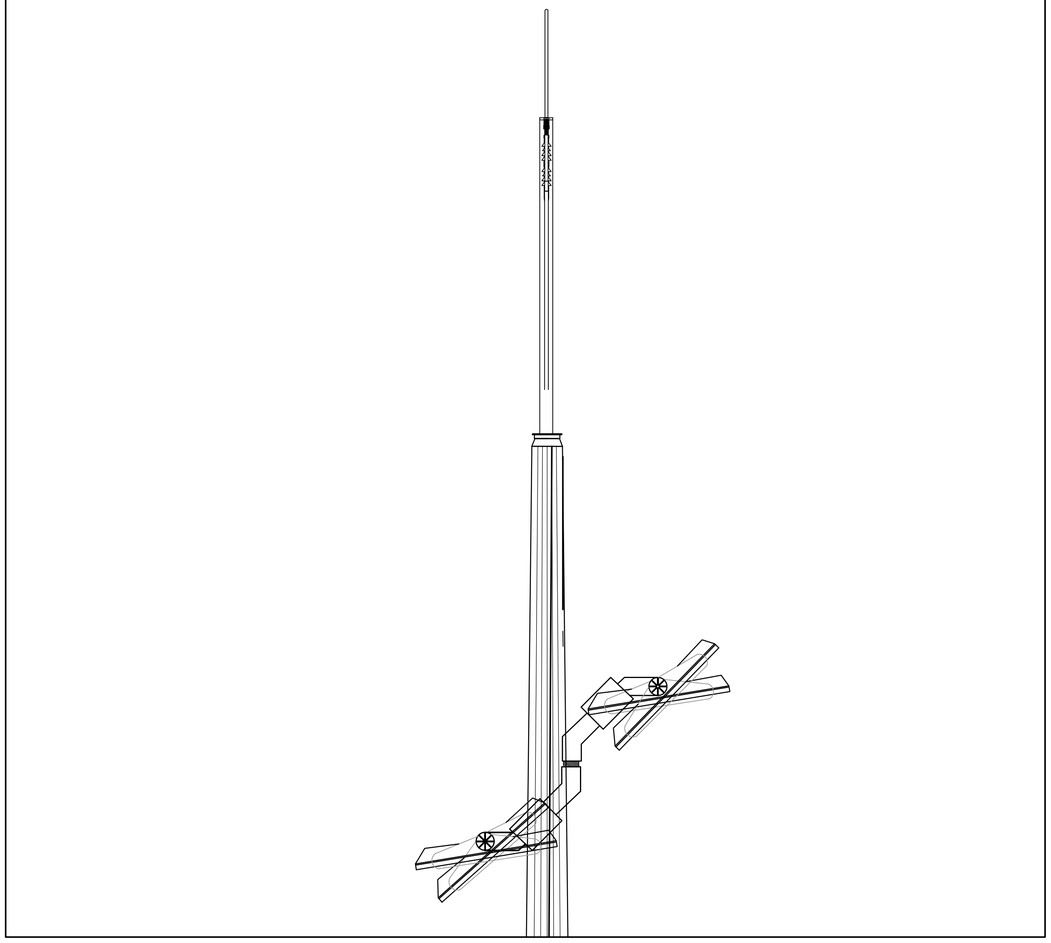
North	Drawing No.			Revision
	D1465/E14			B
	Eng	Draft	Chk	Scale
	WP	JJ	WP	NTS A1



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LIGHTING POLE HEAD FRAME TYPICAL LAYOUT
NTS

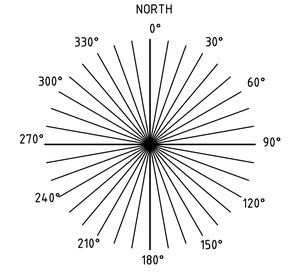


LIGHTING POLE HEAD FRAME TYPICAL LAYOUT
NTS

AFL/CRICKET POLE 2 LUMINAIRE SCHEDULE

ROW	LIGHTING REF	LIGHT POSITION	AIMING	
			ORIENT	TILT
1	L1	1	xx°	x°
	L1	2	xx°	x°
	L1	3	xx°	x°
	L1	4	xx°	x°
	L1	5	xx°	x°
	L1	6	xx°	x°
2	L1	7	xx°	x°
	L1	8	xx°	x°
	L1	9	xx°	x°
	L1	10	xx°	x°
	L1	11	xx°	x°
	L1	12	xx°	x°

LUMINAIRE REF ARE NOT IDENTICAL TO POLE-3. SYMMETRY IS BROKEN TO COMPLY WITH OBTRUSIVE LIGHTING



ORIENTATION INDICATOR

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Sheet Title
AFL/CRICKET POLE AIMING DETAILS - SHEET 2

CAD File No: D1465
Design Date: MAY-2026

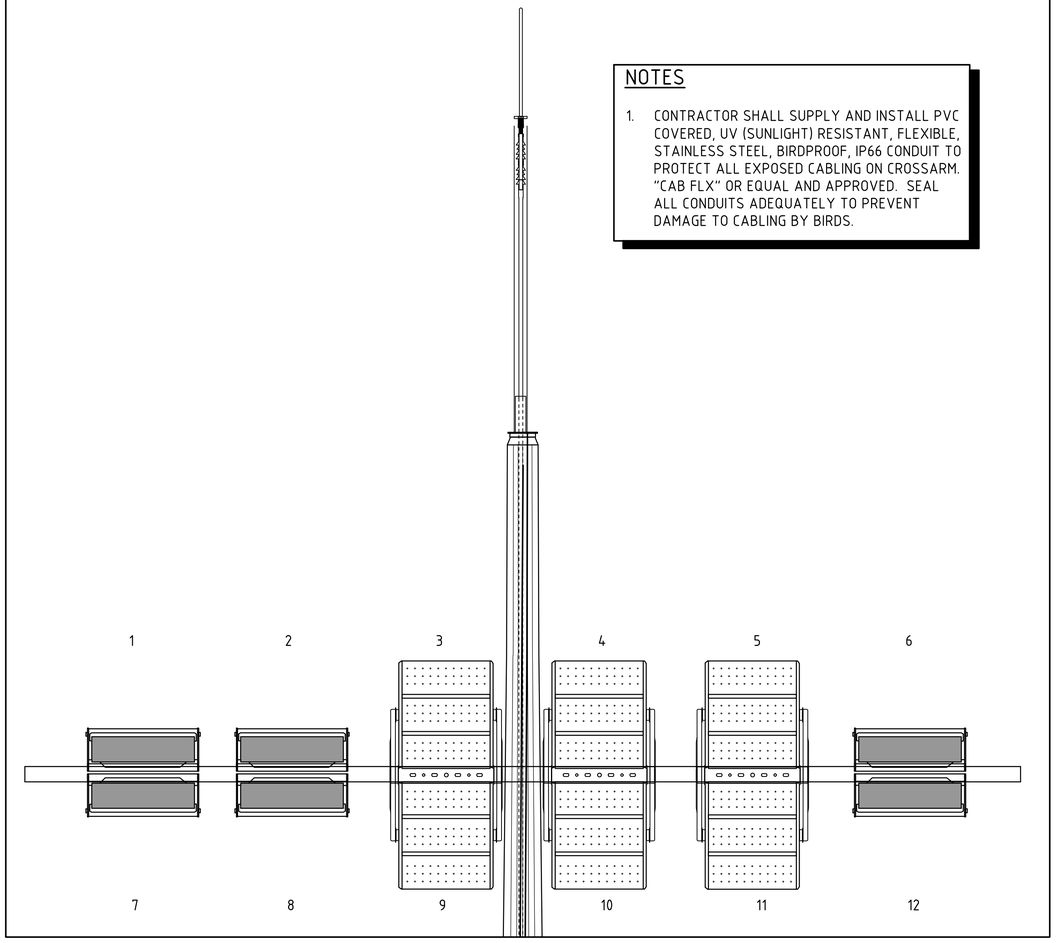
Project
SPORTS LIGHTING UPGRADES
TRACY VILLAGE SPORTS
PRECICNT LYONS, NT

Client
BYRNE CONSULTANCY

PRELIMINARY

ELECTRICAL SERVICES

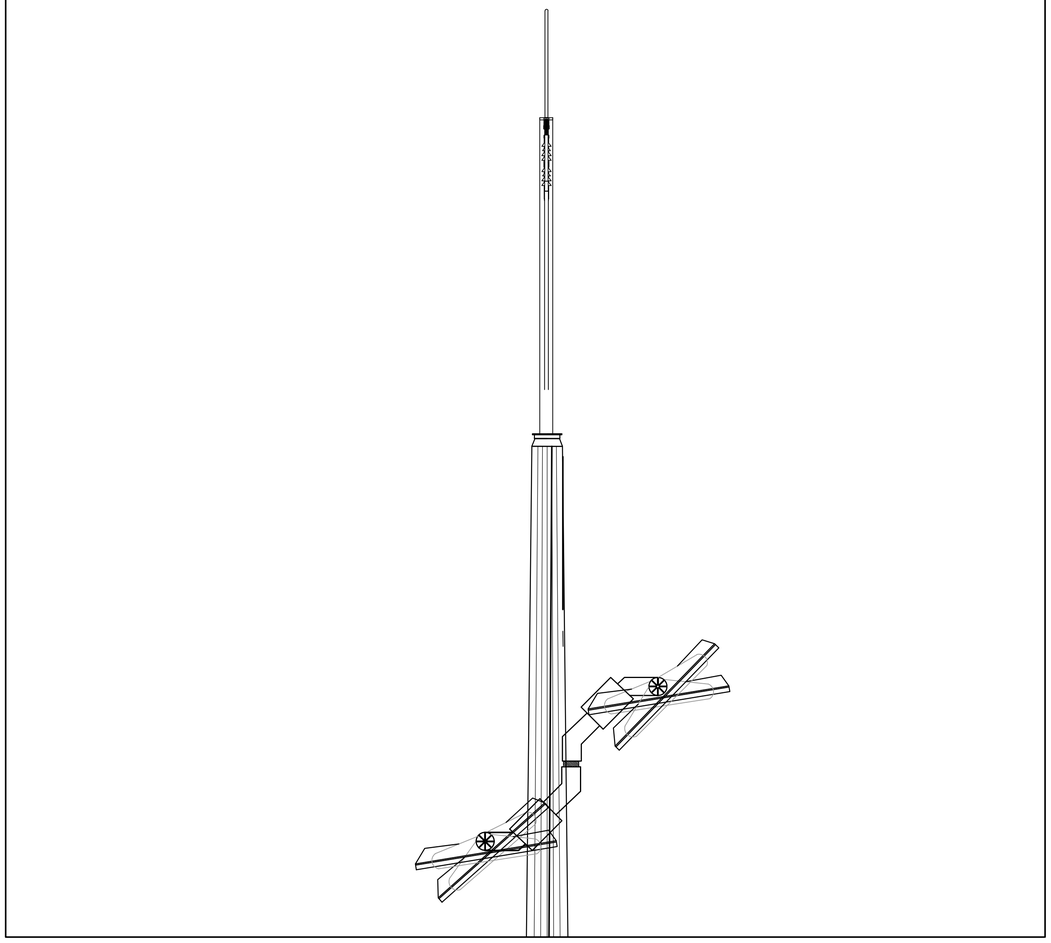
North	Drawing No.			Revision
	D1465/E15			B
	Eng	Draft	Chk	Scale
	WP	JJ	WP	NTS A1



NOTES

1. CONTRACTOR SHALL SUPPLY AND INSTALL PVC COVERED, UV (SUNLIGHT) RESISTANT, FLEXIBLE, STAINLESS STEEL, BIRDPROOF, IP66 CONDUIT TO PROTECT ALL EXPOSED CABLING ON CROSSARM. "CAB FLX" OR EQUAL AND APPROVED. SEAL ALL CONDUITS ADEQUATELY TO PREVENT DAMAGE TO CABLING BY BIRDS.

LIGHTING POLE HEAD FRAME TYPICAL LAYOUT
NTS

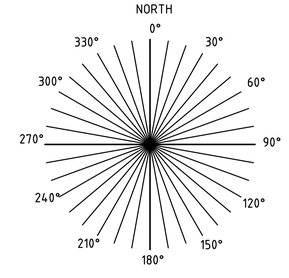


LIGHTING POLE HEAD FRAME TYPICAL LAYOUT
NTS

AFL/CRICKET POLE 3 LUMINAIRE SCHEDULE

ROW	LIGHTING REF	LIGHT POSITION	AIMING	
			ORIENT	TILT
1	L1	1	xx°	x°
	L1	2	xx°	x°
	L1	3	xx°	x°
	L1	4	xx°	x°
	L1	5	xx°	x°
	L1	6	xx°	x°
2	L1	7	xx°	x°
	L1	8	xx°	x°
	L1	9	xx°	x°
	L1	10	xx°	x°
	L1	11	xx°	x°
	L1	12	xx°	x°

LUMINAIRE REF ARE NOT IDENTICAL TO POLE-3. SYMMETRY IS BROKEN TO COMPLY WITH OBTRUSIVE LIGHTING



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Sheet Title
AFL/CRICKET POLE AIMING DETAILS - SHEET 3

CAD File No: D1465
Design Date: MAY-2026

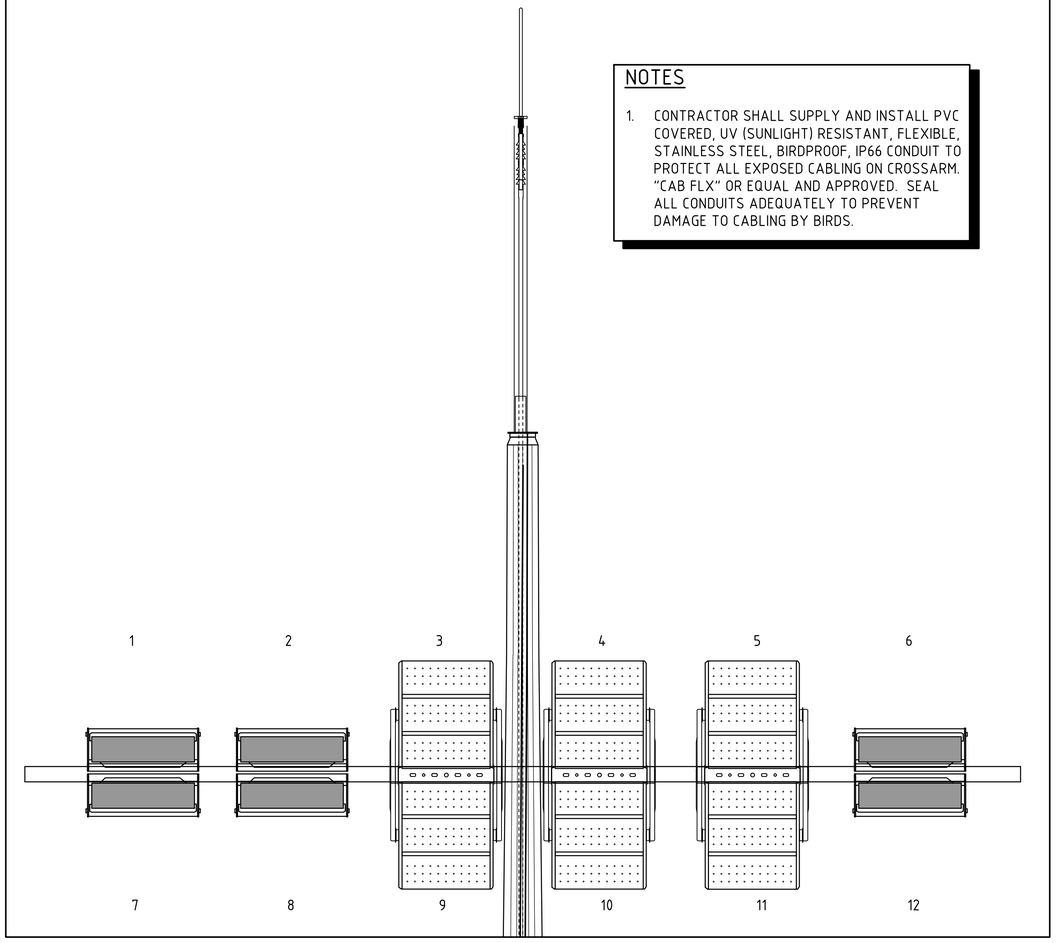
Project
SPORTS LIGHTING UPGRADES
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PRELIMINARY

ELECTRICAL SERVICES

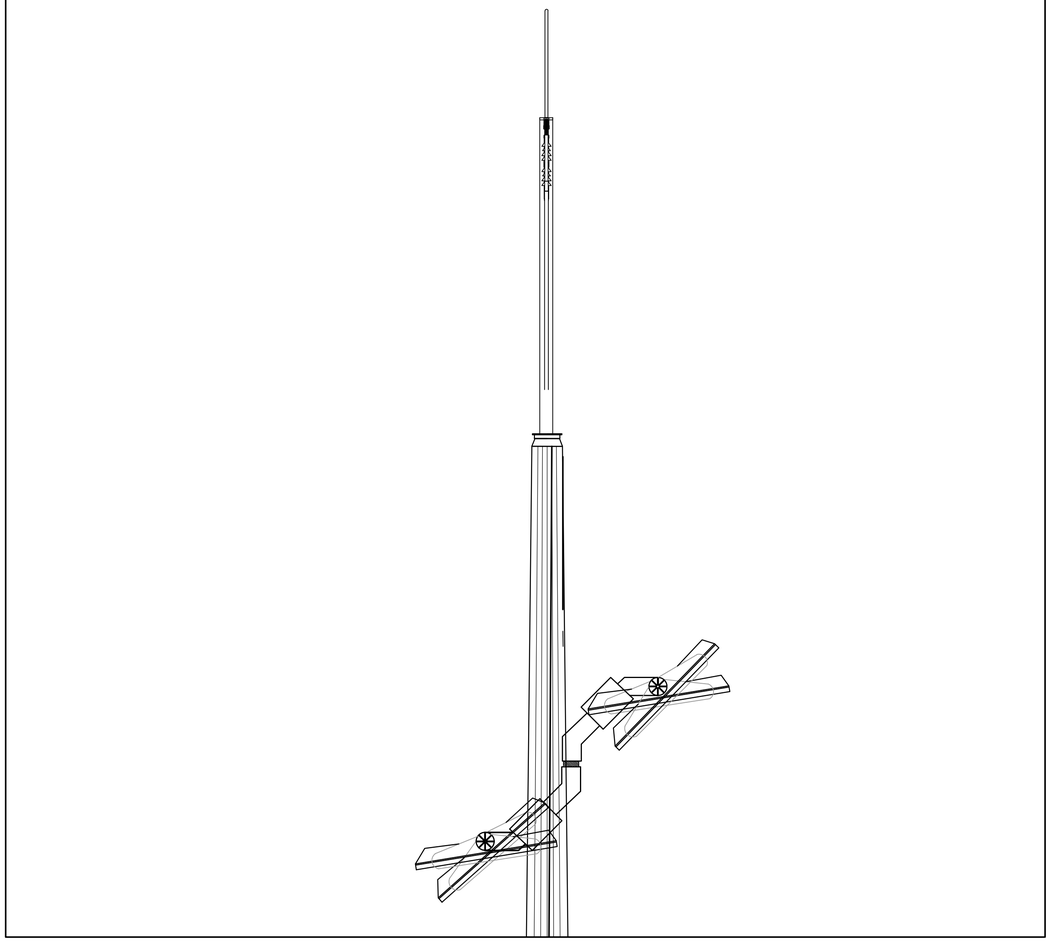
North	Drawing No.			Revision
	D1465/E16			B
	Eng	Draft	Chk	Scale
	WP	JJ	WP	NTS A1



NOTES

1. CONTRACTOR SHALL SUPPLY AND INSTALL PVC COVERED, UV (SUNLIGHT) RESISTANT, FLEXIBLE, STAINLESS STEEL, BIRDPROOF, IP66 CONDUIT TO PROTECT ALL EXPOSED CABLING ON CROSSARM. "CAB FLX" OR EQUAL AND APPROVED. SEAL ALL CONDUITS ADEQUATELY TO PREVENT DAMAGE TO CABLING BY BIRDS.

LIGHTING POLE HEAD FRAME TYPICAL LAYOUT
NTS

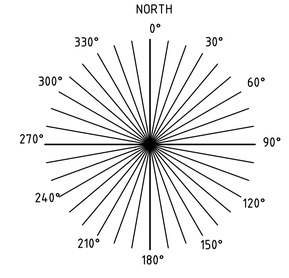


LIGHTING POLE HEAD FRAME TYPICAL LAYOUT
NTS

AFL/CRICKET POLE 4 LUMINAIRE SCHEDULE

ROW	LIGHTING REF	LIGHT POSITION	AIMING	
			ORIENT	TILT
1	L1	1	xx°	x°
	L1	2	xx°	x°
	L1	3	xx°	x°
	L1	4	xx°	x°
	L1	5	xx°	x°
	L1	6	xx°	x°
2	L1	7	xx°	x°
	L1	8	xx°	x°
	L1	9	xx°	x°
	L1	10	xx°	x°
	L1	11	xx°	x°
	L1	12	xx°	x°

LUMINAIRE REF ARE NOT IDENTICAL TO POLE-3. SYMMETRY IS BROKEN TO COMPLY WITH OBTRUSIVE LIGHTING



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Sheet Title
AFL/CRICKET POLE AIMING DETAILS - SHEET 4

CAD File No: D1465
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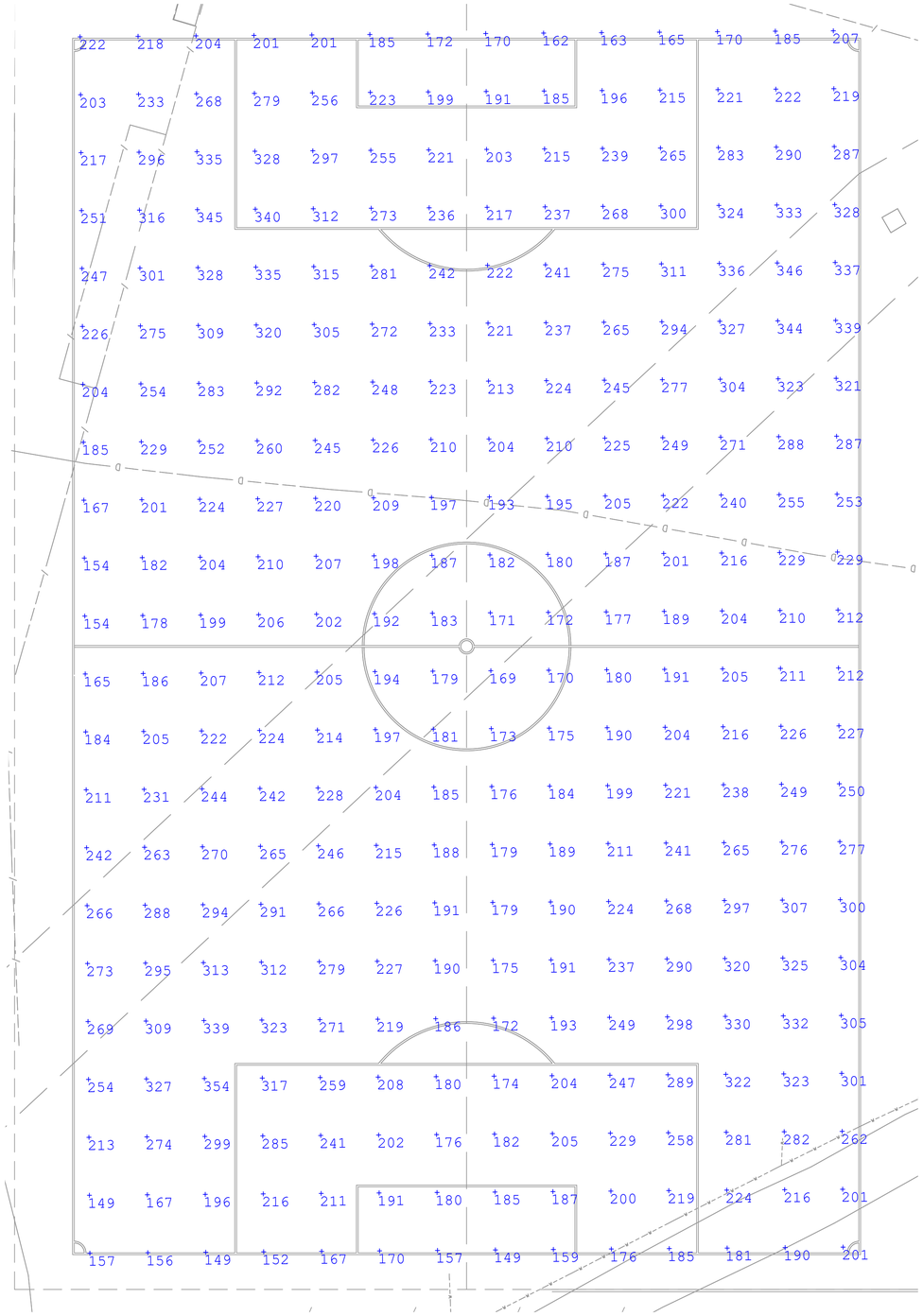
Project
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ELECTRICAL SERVICES

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	Eng	Draft	Chk	Scale
	WP	JJ	WP	NTS A1



FIELD 1 CALCULATED LUX LEVELS
(@MF-1.00)

Obtrusive Light - Compliance Report

AS/NZS 4282:2023, A3 - Medium District Brightness, Non-Curfew L1
Filename: D1465_Field_1_200lx_final
27/05/2026 11:45:13 AM

Illuminance

Maximum Allowable Value: 10 Lux

Calculations Tested (8):

Calculation Label	Test Results	Max. Illum.
ObtrusiveLight_Henbury Ave_Ill_Seg1	PASS	8.3
ObtrusiveLight_Henbury Ave_Ill_Seg1	PASS	8.3
ObtrusiveLight_Henbury Ave_Ill_Seg1	PASS	8.3
ObtrusiveLight_Henbury Ave_Ill_Seg1	PASS	8.3
ObtrusiveLight_Henbury Ave_Ill_Seg1	PASS	8.3
ObtrusiveLight_Henbury Ave_Ill_Seg1	PASS	8.3
ObtrusiveLight_Henbury Ave_Ill_Seg1	PASS	8.3
ObtrusiveLight_Henbury Ave_Ill_Seg1	PASS	8.3

Luminous Intensity (Cd) At Vertical Planes

Maximum Allowable Value: 12500 Cd

Calculations Tested (1):

Calculation Label	Test Results
ObtrusiveLight_Henbury Ave_Cd_Seg1	PASS

Threshold Increment (TI)

Maximum Allowable Value: 20 %

Calculations Tested (2):

Calculation Label	Adaptation Luminance	Test Results
ObtrusiveLight_TI_Henbury Ave	10	PASS
ObtrusiveLight_TI_Henbury Ave_1	10	PASS

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Sheet Title
FIELD 1 CALCULATED LUX LEVELS

CAD File No: D1465
Design Date: MAY-2026

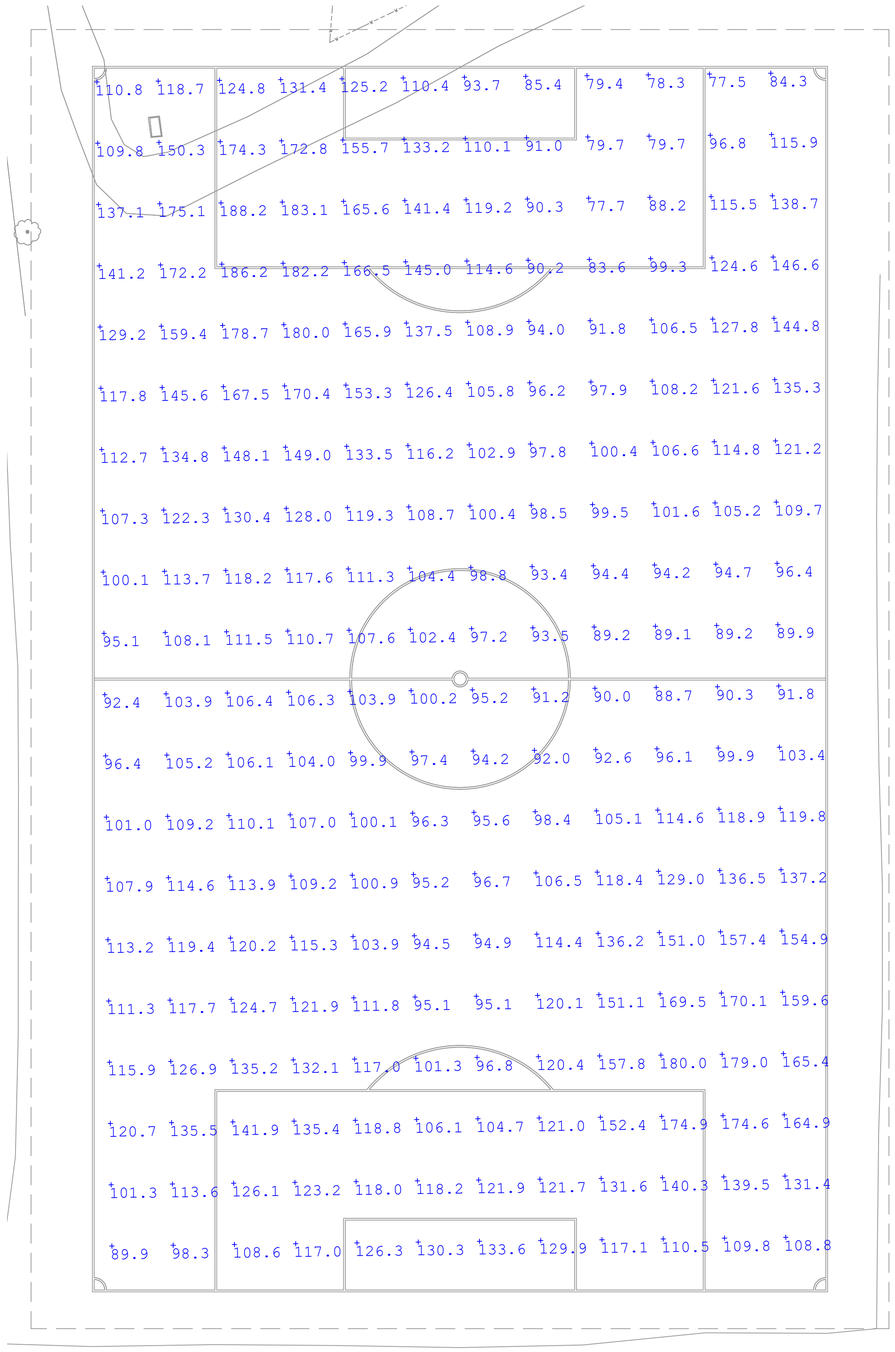
Project
SPORTS LIGHTING UPGRADES
TRACY VILLAGE SPORTS
PRECICNT LYONS, NT

Client
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PRELIMINARY

ELECTRICAL SERVICES

North	Drawing No.			Revision
	D1465/E18			B
	Eng	Draft	Chk	Scale
	WP	JJ	WP	NTS A1



FIELD-2 CALCULATED LUX LEVELS
(@MF-1.00)

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Sheet Title
FIELD 2 CALCULATED LUX LEVELS

CAD File No: D1465
Design Date: MAY-2026

Project
SPORTS LIGHTING UPGRADES
TRACY VILLAGE SPORTS
PRECICNT LYONS, NT

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ELECTRICAL SERVICES

North	Drawing No.			Revision
	D1465/E19			B
	Eng	Draft	Chk	Scale
	WP	JJ	WP	NTS A1

Master Plan

Tracy Village Sports Precinct - Existing Conditions

General Legend:

1. TRACY VILLAGE SPORTS & SOCIAL CLUB
2. BEER GARDEN LAWNS
3. BASEBALL & SOFTBALL NT
4. MAIN CARPARK
5. TAMBLING TCE ENTRY
6. SERVICE ROAD
7. ENTRY GATE
8. AMENITIES, CANTEEN & SHADED AREA
9. EQUIPMENT STORAGE SHEDS
10. OUTFIELD LIGHTING
11. VACANT LAWN AREA
12. HENBURY AVE ENTRY
13. PLAYGROUND
14. AFL & CRICKET CHANGING ROOMS CANTEEN & SPECTATOR VIEWING
15. CRICKET NETS

Sporting Fields Legend:

16. BASEBALL FIELD
17. SOFTBALL FIELD
18. FOOTBALL (SOCCER)
19. JUNIOR CRICKET
20. AFL & CRICKET



Master Plan Report
Approved

Master Plan

Tracy Village Sports Precinct - Phase 01

Phase 01

Stage 01

1. Removal / management of existing trees.
2. Extension to existing access track to Hellenic clubhouse.
3. Construction of new Hellenic clubhouse building.
4. Construction of new Football Field 01 including bulk earthworks, top-soiling, turfing, irrigation, line-marking and perimeter fencing.
5.
6. New lighting to Football Field 01
7. Construction of new Football Field 02 including bulk earthworks, top-soiling, turfing, irrigation, line-marking and perimeter fencing.
8.
9. Upgrade of existing irrigation system to Baseball / Softball Field 04
10. Upgrade of existing lighting to Baseball / Softball Field 04.

Stage 02:

11. New lighting to AFL / Cricket Field 05.

Additional Items for Inclusion

12. Provision of new, one only, water supply bore (provision of second bore included in Phase 02 works).

Additional Optional Items (Unfunded)

13. Spectator seating to Football Field 01.
14. Player boxes and football goals to Football Field 01& 02.
15. Refurbishment of existing Baseball / Softball Field 04.
16. Irrigated Flexible - Greenspace Field 03 and synthetic wicket.

Other Notes:

Works outside of sub-lease boundary to be consulted and coordinated with Tracy Village Social and Sports Club.



Tracy Village Sports Lighting Design

Design Intent

AS/NZS 2560 Section 2.6 is referenced for lighting football ovals.
Lighting levels are based on Table 2.6.1
Soccer Field 1 will be illuminated to 200lux

Table 2.6.1 — LTPs for football

Level of play	Average horizontal maintained illuminance ($\bar{E}_h$)	Minimum horizontal uniformity		Maximum uniformity gradient per 5 m[e]		Max. glare rating (GR)	Minimum colour rendering index (R_a)
		($E_{hmin}/\bar{E}_h$) (U_1)	(E_{hmin}/E_{hmax}) (U_2)	G	UG		
Amateur level							
Touch and tag	50	0.30[b]	N/A	N/A	N/A	N/A	65
Ball and physical training	50	0.30	N/A	N/A	N/A	N/A	65
Club competition and match practice	100[a]	0.50	0.30	50 %	2	50	65
Semi-professional level							
Ball and physical training	50	0.30[b]	N/A	N/A	N/A	N/A	65
Match practice	100	0.50	0.30	50 %	2	50	65
Semi-professional competition	200	0.60	0.40[c]	40 %	1.67	50	65
Professional level							
Ball and physical training	100	0.50	0.30	50 %	2	50	65
Match practice	200	0.60	0.40[c]	40 %	1.67	50	65
Professional competition	500	0.70	0.50[d]	25 %	1.33	50	65

[a] For competition level Australian Rules Football 150 lx is preferred where practicable to take account of contemporary viewing expectations of spectators.

[b] A value of 0.40 is preferred where practicable for new installations.

[c] Where two or more fields are adjacent and with luminaires operating simultaneously U_2 may be reduced to a minimum value of 0.30 (the adjacent field may be lit to a greater or lesser level).

[d] Where two or more fields are adjacent and with luminaires operating simultaneously U_2 may be reduced to a minimum value of 0.40 (the adjacent field may be lit to a lesser level).

[e] For Australian Rules Football the limit for G may be increased by 5 % at points that are within 5 m from the outfield boundary but they should not be in the goal area (within the 50 m arc), i.e. around the perimeter wings only. For Soccer the limit for G may be increased by 5 % at one point only (or 2 or 4 points if there is scheme symmetry) but they should not be in the penalty area, or the corner points. For Rugby the limit for G may be increased by 5 % at one point only (or 2 or 4 points if there is scheme symmetry) but they should not be either side of the try line.

AS/NZS 2560 Section 2.4 is referenced for lighting Cricket ovals.
Lighting levels are based on Table 2.4.1
Cricket Oval will be illuminated to Class III – 500 Lux at Square, 400Lux Infield, 300Lux Outfield

Table 2.4.1 *(continued)*

Level of play[a]	Average horizontal maintained illuminance[b] ($\bar{E}_h$)	Minimum horizontal uniformity		Maximum uniformity gradient per 5 m		Max. Glare rating (GR)	Minimum colour rendering index (R_a)
		($E_{hmin}/\bar{E}_h$) (U_1)	(E_{hmin}/E_{hmax}) (U_2)	G	UG		
Fielding/ball skills[d]							
Practice area	300	0.50	0.40	35 %[f]	1.54[f]	50	65
Competition							
Square	500	0.70	0.60	10 %[f]	1.11	45	65
Infield	400	0.60	0.50	20 %[f]	1.25		
Outfield	300	0.50	0.40	35 %[f]	1.54[f]	50	
Class III[e]							
Fielding/ball skills[d]							
Practice area	400	0.50	0.40	35 %[f]	1.54[f]	50	65
Competition							
Square	750	0.70	0.60	10 %[f]	1.11	45	65
Infield	600	0.60	0.50	20 %[f]	1.25		
Outfield	500	0.50	0.40	35 %[f]	1.54[f]	50	
Class II[e]							
Fielding/ball skills[d]							
Practice area	500	0.50	0.40	35 %[f]	1.54[f]	50	80
Competition							
Square	1 000	0.75	0.65	10 %[f]	1.11	45	80
Infield	850	0.60	0.50	20 %[f]	1.25		
Outfield	700	0.50	0.40	35 %[f]	1.54[f]	50	
Class I[e][g]							
Fielding/ball skills[d]							
Practice area	750	0.60	0.50	25 %[f]	1.33[f]	50	80
Competition							
Square	1 500	0.80	0.70	10 %[f]	1.11	40	80
Infield		0.70	0.60			45	
Outfield	1 000	0.60	0.50	20 %[f]	1.25[f]	50	

[a] To determine the appropriate level of play within a Class, refer to the relevant sporting authority (Cricket Australia) requirements. See Clause 1.2.

[b] Illuminance values are based on using a standard white ball for males and females. Other colours (e.g. pink, red) may be used for certain playing formats; refer to the relevant sporting authority (Cricket Australia) for guidance on possible variations to the stated illuminance values in the table.

[c] Non-ball activities.

[d] Non-competitive throwing, and fielding (catching, ground balls).

[e] The FOP size may vary according to Class of play, age, and gender e.g. typical radius from pitch centre can range from 30m to 82m; see Clause 1.4.4.3 and refer to the relevant sporting authority (Cricket Australia) for guidance.

[f] The limit for G may be increased by 5 % at points that are within 5 m from the outfield boundary, i.e. around the perimeter only.

AS/NZS 2560 Section 2.2 is referenced for lighting Baseball/Softball Diamond.
Lighting levels are based on Table 2.2.1
Baseball will be illuminated to Club/Local Competition – Infield 500Lux, Outfield 300 Lux

Table 2.2.1 — LTPs for baseball and softball

Level of play[a]	Grid	Average horizontal maintained illuminance ($\bar{E}_h$)	Minimum horizontal uniformity		Minimum vertical maintained illuminance (E_{vmin})[b]	Max. glare rating (GR)	Minimum colour rendering index (R_a)
			($E_{hmin}/\bar{E}_h$) (U_1)	(E_{hmin}/E_{hmax}) (U_2)			
Training (non-competition)	Infield	300	0.50	0.30	n/a	n/a	65
	Outfield	200	0.30	0.20	n/a	n/a	65
Softball — Recreational, club/local competition	Infield	300	0.60	0.40	100	50	65
	Outfield	200	0.50	0.30	60	50	65
Baseball — Club/local competition	Infield	500	0.60	0.40	150	50	65
	Outfield	300	0.50	0.30	100	50	65
Baseball and Softball — State/major competition	Infield	750	0.70	0.50	300	50	65
	Outfield	500	0.60	0.40	200	50	65
Softball — National	Infield	750	0.70	0.50	300	50	80
	Outfield	500	0.60	0.40	200	50	80
Baseball — National	Infield	1 500	0.80	0.70	500	45	80
	Outfield	1 000	0.60	0.50	300	50	80

[a] For international competitions refer to specific sport governing body requirements.

[b] The ratio of the vertical illuminance at points H and P should be between 0.5 and 2, it is recommended that it should be between 0.75 and 1.5.

Spill Lighting

All lighting will be designed in accordance with AS/NZS 4282 – Control of Obtrusive effects of outdoor lighting

All lighting will comply with City of Darwin Curfew times. This will be commissioned into the lighting controls such that lights will automatically turn off at pre-determined times

Table 3.2 outlines the Maximum light levels allowed

Zone 3 Indicated that no more than 10lux Pre-Curfew is allowed fall onto the window of a house in the vicinity of the oval. The design has been carried out with this in mind.

Post Curfew the lights will be off so the level associated with Zone 3 can be ignored

TABLE 3.2

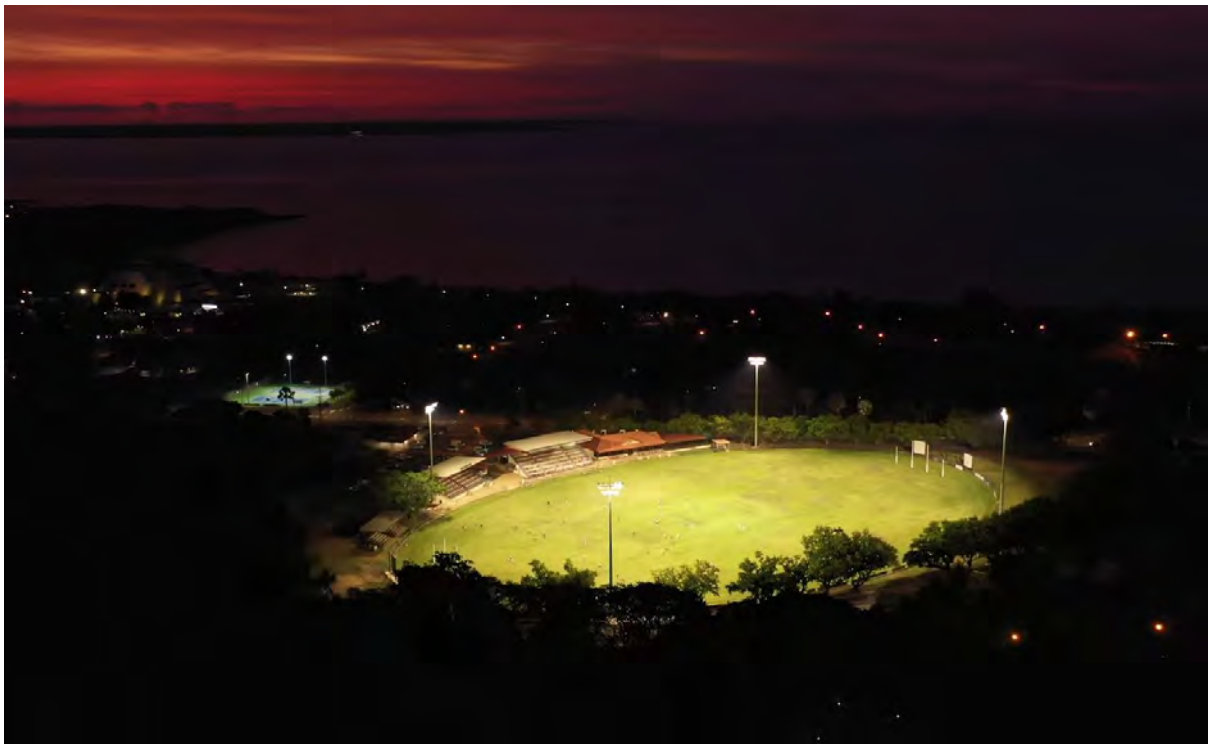
MAXIMUM VALUES OF LIGHT TECHNICAL PARAMETERS

Zones	Vertical illuminance levels (E_v) lx		Threshold increment (TI)		Sky glow
	Non-curfew	Curfew	%	Default adaptation level (L_{ad})	Upward light ratio
A0	See Note 1	0	N/A	N/A	0
A1	2	0.1	N/A	N/A	0
A2	5	1	20%	0.2	0.01
A3	10	2	20%	1	0.02
A4	25	5	20%	5	0.03
TV	See Table 3.4	N/A	20%	10	0.08
V	N/A	4	Note 2	Note 2	Note 2
R1	N/A	1	20%	0.1	Note 3
R2	N/A	2	20%	0.1	Note 3
R3	N/A	4	20%	0.1	Note 3
RX	N/A	4	20%	5	Note 4

NOTES:

Images below are an example of Gardens Oval which is used for AFL and Criket.
This Oval is illuminated to Class III - 500 Lux at Square, 400Lux Infield, 300Lux Outfield.

As can be seen in the images below, there is some spill light at the immediate rear of the goals, but this drops off rapidly, this is most notable at the toilet block behind the goals at the opposing end to the car park, the toilet block is in the shadows.







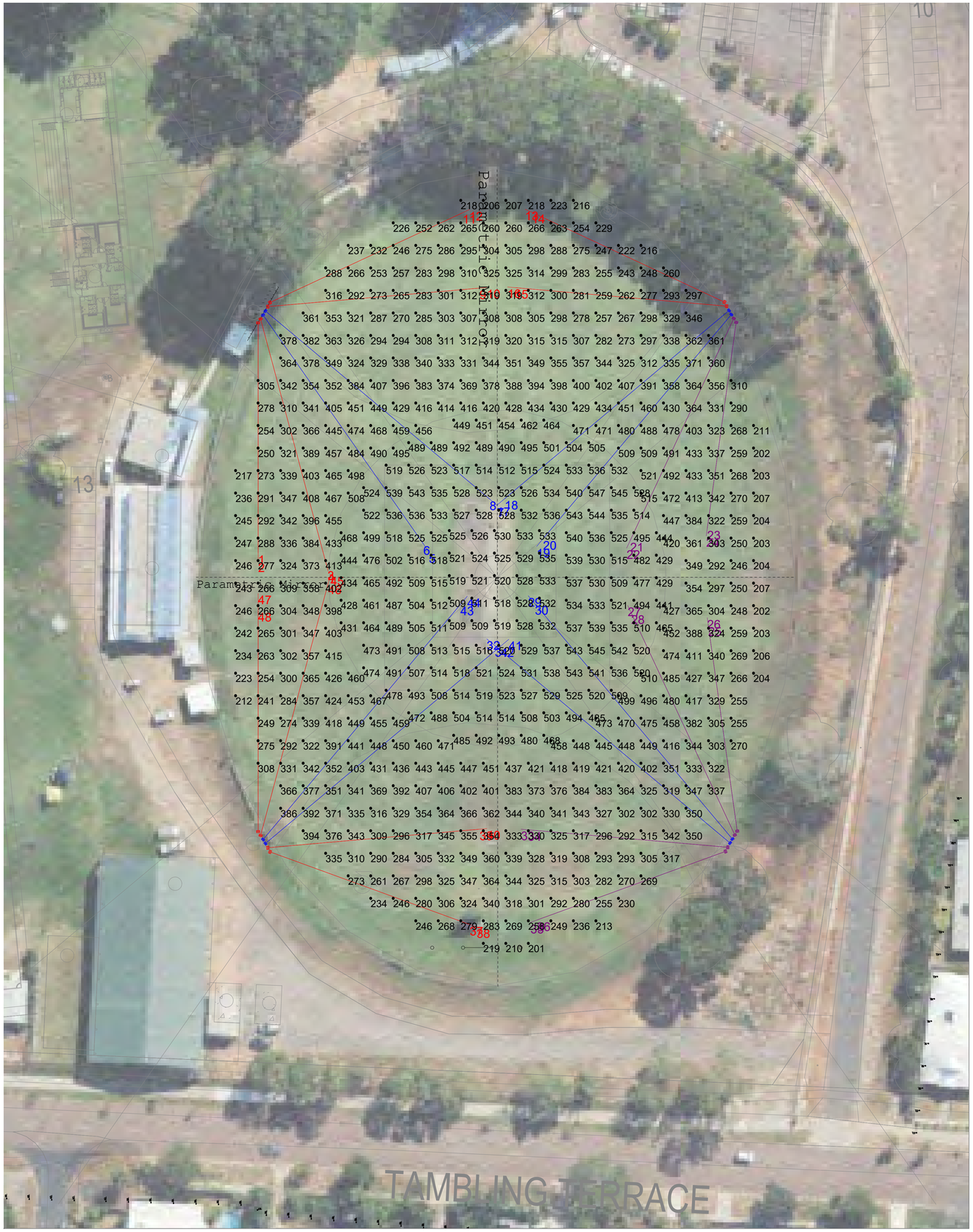






Will Purtill
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email: will@ntbsconsulting.com | web: www.ntbsconsulting.com
ABN 74 169 951 517 | ACN 169 951 517



(On A1)
Scale= 1: 500



Image File : Trophy

Luminaire Schedule

Symbol	Label	Qty	Description	LLF
	TR3-AS1	20	TROPHY 468L757 AS1 96652489	0.920
	TR3-AS2	16	TROPHY 468L757 AS2 96652490	0.920
	TR3-AS1 BL	12	TROPHY 468L757 AS1 96652489+ Back Louvre	0.920

Calculation Summary

Label	Avg	Max	Min	Min/Avg	Min/Max	UG
Eh- Infield	507.98	547	428	0.84	0.78	1.12
Eh- Outfield	338.56	521	201	0.59	0.39	1.32
Eh- Square	523.88	535	509	0.97	0.95	1.02
ObtrusiveLight_Demda cct_1_III_Seg1	1.70	3	1	0.59	0.33	N.A.
ObtrusiveLight_Demda cct_1_III_Seg2	8.08	9	7	0.87	0.78	N.A.
ObtrusiveLight_Demda cct_1_III_Seg3	7.88	9	6	0.76	0.67	N.A.
ObtrusiveLight_Demda cct_III_Seg1	5.05	9	3	0.59	0.33	N.A.
ObtrusiveLight_Tracy Village_III_Seg1	2.30	6	1	0.43	0.17	N.A.
ObtrusiveLight_Tracy Village_III_Seg2	7.24	9	5	0.69	0.56	N.A.
ObtrusiveLight_Tracy Village_III_Seg3	2.20	3	2	0.91	0.67	N.A.
ObtrusiveLight_Tracy Village_III_Seg4	6.94	9	5	0.72	0.56	N.A.
ObtrusiveLight_Tracy Village_III_Seg5	3.76	6	2	0.53	0.33	N.A.
Overall Pitch	389.10	549	206	0.53	0.38	N.A.

Luminaire Location Summary

LumNo	Label	X	Y	Z	Orient	Tilt	Switched
1	TR3-AS1	-53.043	56.739	29	270	2	On
2	TR3-AS1	-53.043	56.739	30	270	2	On
3	TR3-AS1	-52.541	57.604	30	285	4	On
4	TR3-AS1	-52.541	57.604	29	285	5	On
5	TR3-AS2	-52.038	58.469	30	305	33	On
6	TR3-AS2	-52.038	58.469	29	305	33	On
7	TR3-AS2	-51.536	59.333	30	320	34	On
8	TR3-AS2	-51.536	59.333	29	320	34	On
9	TR3-AS1	-51.033	60.198	29	5	0	On
10	TR3-AS1	-51.033	60.198	30	5	0	On
11	TR3-AS1	-50.531	61.063	29	25	0	On
12	TR3-AS1	-50.531	61.063	30	25	0	On
13	TR3-AS1	50.591	61.165	30	155	0	On
14	TR3-AS1	50.591	61.165	29	155	0	On
15	TR3-AS1	51.095	60.301	29	175	0	On
16	TR3-AS1	51.095	60.302	30	175	0	On
17	TR3-AS2	51.599	59.438	30	220	34	On
18	TR3-AS2	51.599	59.437	29	220	34	On
19	TR3-AS2	52.103	58.575	30	230	34	On
20	TR3-AS2	52.103	58.574	29	230	34	On
21	TR3-AS1 BL	52.608	57.71	29	245	7	On
22	TR3-AS1 BL	52.608	57.711	30	245	7	On
23	TR3-AS1 BL	53.112	56.846	29	262	3	On
24	TR3-AS1 BL	53.112	56.847	30	262	3	On
25	TR3-AS1 BL	53.341	-56.405	29	98	3	On
26	TR3-AS1 BL	53.341	-56.405	30	98	3	On
27	TR3-AS1 BL	52.841	-57.271	30	115	7	On
28	TR3-AS1 BL	52.841	-57.271	29	115	7	On
29	TR3-AS2	52.34	-58.137	30	130	35	On
30	TR3-AS2	52.34	-58.137	29	130	35	On
31	TR3-AS2	51.839	-59.002	29	140	35	On
32	TR3-AS2	51.839	-59.002	30	140	35	On
33	TR3-AS1 BL	51.338	-59.868	30	175	2	On
34	TR3-AS1 BL	51.338	-59.868	29	175	2	On
35	TR3-AS1 BL	50.838	-60.734	30	200	2	On
36	TR3-AS1 BL	50.838	-60.734	29	200	2	On
37	TR3-AS1	-50.531	-60.837	29	340	0	On
38	TR3-AS1	-50.531	-60.837	30	340	0	On
39	TR3-AS1	-51.033	-59.972	29	5	0	On
40	TR3-AS1	-51.033	-59.972	30	5	0	On
41	TR3-AS2	-51.536	-59.107	30	40	35	On
42	TR3-AS2	-51.536	-59.107	29	40	35	On
43	TR3-AS2	-52.038	-58.243	29	50	35	On
44	TR3-AS2	-52.038	-58.243	30	50	35	On
45	TR3-AS1	-52.541	-57.378	30	75	5	On
46	TR3-AS1	-52.541	-57.378	29	75	5	On
47	TR3-AS1	-53.043	-56.513	30	90	2	On
48	TR3-AS1	-53.043	-56.513	29	90	1	On

Total Quantity: 48

Obtrusive Light - Compliance Report

AS/NZS 4282:2023, A3 - Medium District Brightness, Non-Curfew L1
Filename: 12047-1 (Cricket)
18/06/2026 10:29:30 AM

Illuminance

Maximum Allowable Value: 10 Lux

Calculations Tested (9):

Calculation Label	Test Results	Max. Illum.	
ObtrusiveLight_Demda cct_1_III_Seg1		PASS	3
ObtrusiveLight_Demda cct_1_III_Seg2		PASS	10
ObtrusiveLight_Demda cct_1_III_Seg3		PASS	10
ObtrusiveLight_Tracy Village_III_Seg1		PASS	6
ObtrusiveLight_Tracy Village_III_Seg2		PASS	10
ObtrusiveLight_Tracy Village_III_Seg3		PASS	3
ObtrusiveLight_Tracy Village_III_Seg4		PASS	9
ObtrusiveLight_Tracy Village_III_Seg5		PASS	6
ObtrusiveLight_Demda cct_III_Seg1	PASS	10	

Luminous Intensity (Cd) At Vertical Planes

Maximum Allowable Value: 12500 Cd

Calculations Tested (9):

Calculation Label	Test Results
ObtrusiveLight_Demda cct_1_Cd_Seg1	PASS
ObtrusiveLight_Demda cct_1_Cd_Seg2	PASS
ObtrusiveLight_Demda cct_1_Cd_Seg3	PASS
ObtrusiveLight_Tracy Village_Cd_Seg1	PASS
ObtrusiveLight_Tracy Village_Cd_Seg2	PASS
ObtrusiveLight_Tracy Village_Cd_Seg3	PASS
ObtrusiveLight_Tracy Village_Cd_Seg4	PASS
ObtrusiveLight_Tracy Village_Cd_Seg5	PASS
ObtrusiveLight_Demda cct_Cd_Seg1	PASS

Upward Waste Light Ratio (UWLR)

Maximum Allowable Value: 2.0 %

Calculated UWLR: 0.5 %
Test Results: PASS

LLF 1

Note:

1.This design is compliant with the requirements of Australian Standards AS2560.2:2021 "Sports Lighting" - Cricket- Class IV however it should be taken as provisional on as all dimension, pole locations and heights must be confirmed before installation.

2. An assessment of the floodlight system in accordance with the requirements of AS4282-2023 'Control of the obtrusive effects of outdoor lighting' has been performed for non-curfew L1 conditions in an A3 - Medium district brightness environment and the system is compliant.

3. The pole heights specified in this design proposal should be taken as notional and are taken as the vertical distance from the base of the pole to the top cross-arm and assumes that the base is at the same relative height as the centre of the field. They therefore do not take into consideration the topography of the site. An analysis of the site topography should be taken into account when determining the actual required heights of each poles.

zumtobel group
Suite 1, Level 7, 111 Phillip Street, Parramatta NSW 2150

Project: Tracey Village Sports Area

Drawing: Cricket - Class IV

Project No: 12047	PT/Quote No: 0002481664	Date: 18/06/2026	
Drawing No: 12047-1	Lighting Engineer: AH		
Revision No: -	File: 12047-1 (Cricket).AGI		

ZG THORN TRIDONIC ZUMTOBEL ZUMTOBEL Group



(On A1)
Scale= 1: 500



Image File : Trophy

Luminaire Schedule
Scenario: Field 1

Symbol	Label	Qty	Description	LLF
	TR3-AS1	12	TROPHY 468L757 AS1 96652489	0.920
	TR3-AS1 BL	9	TROPHY 468L757 AS1 96652489+ Back Louvre	0.920
	TR3-AS2	3	TROPHY 468L757 AS2 96652490	0.920

Calculation Summary
Project: Project_1
Scenario: Field 1

Label	Avg	Max	Min	Min/Avg	Min/Max	UG
Eh- Field 1	211.09	300	130	0.62	0.43	1.19
Eh- Field 2	5.75	76	0	0.00	0.00	3.71
ObtrusiveLight_Henbury Ave_2_III_Seg1	0.01	1	0	0.00	0.00	N.A.
ObtrusiveLight_Henbury Ave_2_III_Seg2	0.98	1	0	0.00	0.00	N.A.
ObtrusiveLight_Henbury Ave_III_Seg1	3.11	5	1	0.32	0.20	N.A.
ObtrusiveLight_TI_Henbury Ave	1.76	6	0	0.00	0.00	N.A.
ObtrusiveLight_TI_Henbury Ave_1	0.42	1	0	0.00	0.00	N.A.

Luminaire Location Summary
Scenario: Field 1

LumNo	Label	X	Y	Z	Orient	Tilt	Switched
1	TR3-AS2	-40.481	60.361	25	285	33	On
2	TR3-AS1 BL	-39.803	61.096	25	300	10	On
3	TR3-AS1 BL	-39.125	61.831	25	310	10	On
4	TR3-AS1 BL	-38.448	62.566	25	330	2	On
5	TR3-AS1	35.448	62.566	25	215	0	On
6	TR3-AS1	36.125	61.831	25	235	5	On
7	TR3-AS1	36.803	61.096	25	245	7	On
8	TR3-AS1	37.481	60.361	25	255	8	On
9	TR3-AS1	37.481	-60.181	25	105	8	On
10	TR3-AS1	36.803	-60.916	25	115	6	On
11	TR3-AS1	36.125	-61.651	25	125	5	On
12	TR3-AS1	35.448	-62.386	25	145	0	On
13	TR3-AS1 BL	-38.448	-62.386	25	30	2	On
14	TR3-AS1 BL	-39.125	-61.651	25	50	10	On
15	TR3-AS1 BL	-39.803	-60.916	25	60	10	On
16	TR3-AS2	-40.481	-60.181	25	75	33	On
17	TR3-AS1 BL	-40.838	-62.695	25	290	10	Off
18	TR3-AS1	-39.812	-62.695	25	315	5	Off
19	TR3-AS1	36.812	-62.695	25	215	5	Off
20	TR3-AS1 BL	37.838	-62.695	25	240	10	Off
21	TR3-AS1 BL	29.834	-183.317	25	115	10	Off
22	TR3-AS1	29.018	-184.205	25	140	5	Off
23	TR3-AS1	-44.018	-184.205	25	40	5	Off
24	TR3-AS2	-44.834	-183.317	25	65	33	Off

Total Quantity: 24

Calculation Summary
Project: GR
Scenario: Field 1

Label	Avg	Max	Min
GR_1	13.36	20.5	10.0
GR_1	17.36	33.9	10.0
GR_1	20.90	43.5	10.0
GR_1	23.02	42.5	10.0
GR_1	21.42	43.3	10.0
GR_1	18.12	32.2	10.0
GR_1	18.34	37.8	10.0
GR_1	22.57	46.2	10.0
GR_1	24.57	43.9	10.0
GR_1	24.23	45.1	10.0
GR_1	20.53	36.7	10.0
GR_1	15.64	30.2	10.0
GR_1	11.13	16.5	10.0
GR_1	23.84	41.5	10.0
GR_1	30.56	43.1	10.0
GR_1	26.41	39.8	10.0
GR_1	13.33	20.8	10.0
GR_1	15.33	29.1	10.0
GR_1	11.16	16.7	10.0

Obtrusive Light - Compliance Report

AS/NZS 4282:2023, A3 - Medium District Brightness, Non-Curfew L1
Filename: 12047-2 (Football 1)
18/06/2026 1:54:06 PM

Illuminance

Maximum Allowable Value: 10 Lux

Calculations Tested (3):

Calculation Label	Test Results	Max. Illum.
ObtrusiveLight_Henbury Ave_III_Seg1	PASS	9
ObtrusiveLight_Henbury Ave_2_III_Seg1	PASS	6
ObtrusiveLight_Henbury Ave_2_III_Seg2	PASS	7

Luminous Intensity (Cd) At Vertical Planes

Maximum Allowable Value: 12500 Cd

Calculations Tested (3):

Calculation Label	Test Results
ObtrusiveLight_Henbury Ave_Cd_Seg1	PASS
ObtrusiveLight_Henbury Ave_2_Cd_Seg1	PASS
ObtrusiveLight_Henbury Ave_2_Cd_Seg2	PASS

Threshold Increment (TI)

Maximum Allowable Value: 20 %

Calculations Tested (2):

Calculation Label	Adaptation Luminance	Test Results
ObtrusiveLight_TI_Henbury Ave	10	PASS
ObtrusiveLight_TI_Henbury Ave_1	10	PASS

Upward Waste Light Ratio (UWLR)

Maximum Allowable Value: 2.0 %

Calculated UWLR: 0.2 %
Test Results: PASS

LLF 1

Note:

1.This design is compliant with the requirements of Australian Standards AS2560.2:2021 "Sports Lighting" - Football - Semi-Professional Competititon and Club Competition & Match Practice Level of Play, however it should be taken as provisional on as all dimension, pole locations and heights must be confirmed before installation.

2. An assessment of the floodlight system in accordance with the requirements of AS4282-2023 'Control of the obtrusive effects of outdoor lighting' has been performed for non-curfew L1 conditions in an A3 - Medium district brightness environment and the system is compliant.

3. The pole heights specified in this design proposal should be taken as notional and are taken as the vertical distance from the base of the pole to the top cross-arm and assumes that the base is at the same relative height as the centre of the field. They therefore do not take into consideration the topography of the site. An analysis of the site topography should be taken into account when determining the actual required heights of each poles.

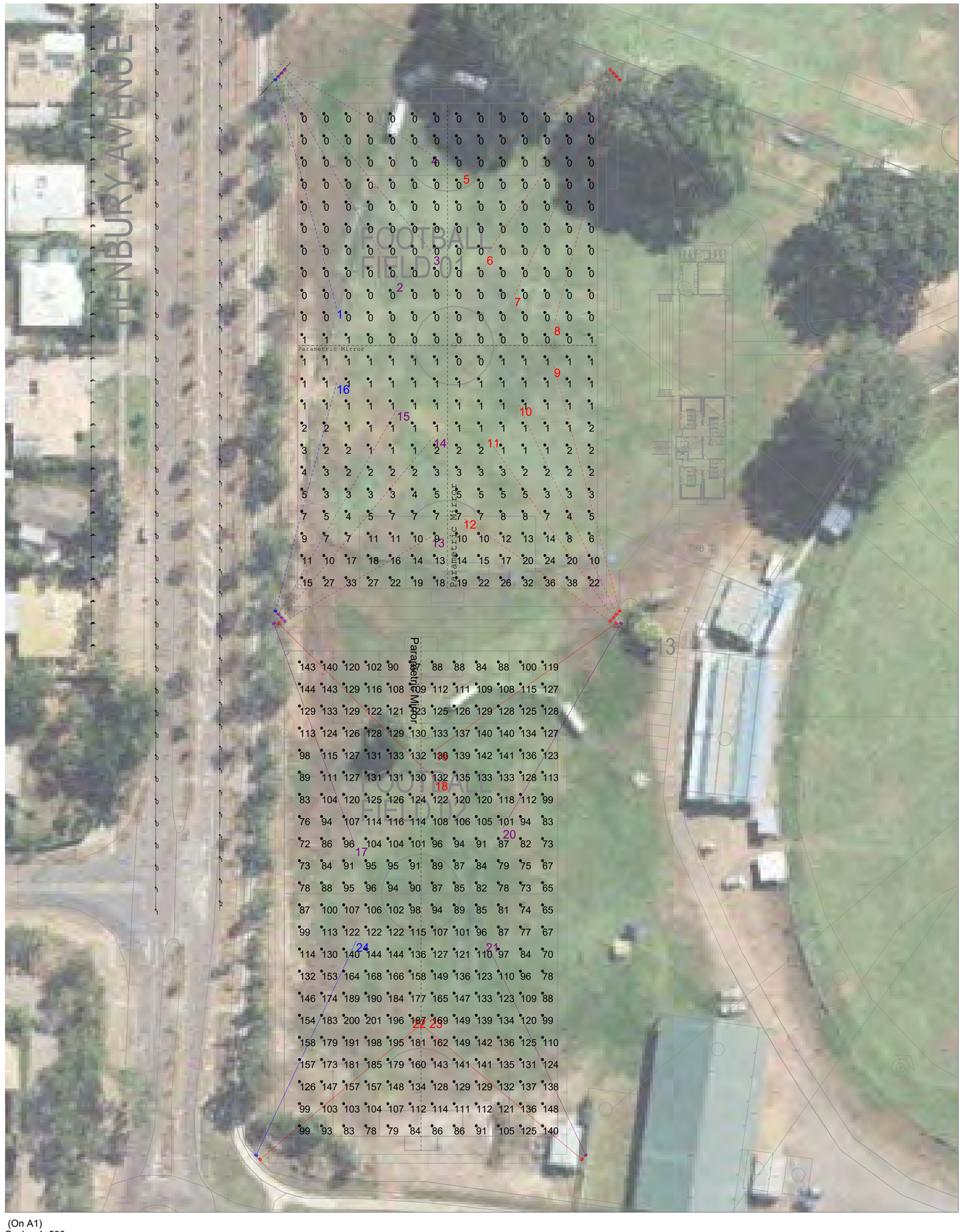
zumtobel group
Suite 1, Level 7, 111 Phillip Street, Parramatta NSW 2150

Project: Tracey Village Sports Area

Drawing: Football Field 1

Project No:	12047	PT/Quote No: 0002481664	Date: 18/06/2026
Drawing No:	12047-2	Lighting Engineer: AH	
Revision No:	-	File: 12047-2 (Football 1).AGI	

ZG THORN TRIDONIC ZUMTOBEL ZUMTOBEL Group



(On A1)
Scale= 1: 500



Image File : Trophy

Luminaire Schedule
Scenario: Field 2

Symbol	Label	Qty	Description	LLF
	TR3-AS1	12	TROPHY 468L757 AS1 96652489	0.920
	TR3-AS1 BL	9	TROPHY 468L757 AS1 96652489+ Back Louvre	0.920
	TR3-AS2	3	TROPHY 468L757 AS2 96652490	0.920

Calculation Summary
Project: Project_1
Scenario: Field 2

Label	Avg	Max	Min	Min/Avg	Min/Max	UG
Eh- Field 1	3.16	38	0	0.00	0.00	3.00
Eh- Field 2	119.63	201	65	0.54	0.32	1.52
ObtrusiveLight_Henbury Ave_2_III_Seg1	0.77	5	0	0.00	0.00	N.A.
ObtrusiveLight_Henbury Ave_2_III_Seg2	3.13	6	2	0.64	0.33	N.A.
ObtrusiveLight_Henbury Ave_III_Seg1	1.16	5	0	0.00	0.00	N.A.
ObtrusiveLight_TI_Henbury Ave	0.85	2	0	0.00	0.00	N.A.
ObtrusiveLight_TI_Henbury Ave_1	0.03	1	0	0.00	0.00	N.A.

Luminaire Location Summary
Scenario: Field 2

LumNo	Label	X	Y	Z	Orient	Tilt	Switched
1	TR3-AS2	-40.481	60.361	25	285	33	Off
2	TR3-AS1 BL	-39.803	61.096	25	300	10	Off
3	TR3-AS1 BL	-39.125	61.831	25	310	10	Off
4	TR3-AS1 BL	-38.448	62.566	25	330	2	Off
5	TR3-AS1	35.448	62.566	25	215	0	Off
6	TR3-AS1	36.125	61.831	25	235	5	Off
7	TR3-AS1	36.803	61.096	25	245	7	Off
8	TR3-AS1	37.481	60.361	25	255	8	Off
9	TR3-AS1	37.481	-60.181	25	105	8	Off
10	TR3-AS1	36.803	-60.916	25	115	6	Off
11	TR3-AS1	36.125	-61.651	25	125	5	Off
12	TR3-AS1	35.448	-62.386	25	145	0	Off
13	TR3-AS1 BL	-38.448	-62.386	25	30	2	Off
14	TR3-AS1 BL	-39.125	-61.651	25	50	10	Off
15	TR3-AS1 BL	-39.803	-60.916	25	60	10	Off
16	TR3-AS2	-40.481	-60.181	25	75	33	Off
17	TR3-AS1 BL	-40.838	-62.695	25	290	10	On
18	TR3-AS1	-39.812	-62.695	25	315	5	On
19	TR3-AS1	36.812	-62.695	25	215	5	On
20	TR3-AS1 BL	37.838	-62.695	25	240	10	On
21	TR3-AS1 BL	29.834	-183.317	25	115	10	On
22	TR3-AS1	29.018	-184.205	25	140	5	On
23	TR3-AS1	-44.018	-184.205	25	40	5	On
24	TR3-AS2	-44.834	-183.317	25	65	33	On

Total Quantity: 24

Calculation Summary
Project: GR
Scenario: Field 2

Label	Avg	Max	Min
GR_1	23.46	38.9	10.0
GR_1	20.91	39.5	10.0
GR_1	22.64	42.1	10.0
GR_1	23.34	41.8	10.0
GR_1	24.05	43.0	10.0
GR_1	23.42	45.4	10.0
GR_1	15.81	41.6	10.0
GR_1	15.57	41.3	10.0
GR_1	15.76	41.4	10.0
GR_1	15.49	42.1	10.0
GR_1	15.65	45.2	10.0
GR_1	27.47	42.1	10.0
GR_1	27.34	44.6	10.0
GR_1	17.96	40.7	10.0
GR_1	18.76	43.0	10.0
GR_1	18.96	45.5	10.0
GR_1	20.69	52.8	10.0
GR_1	14.74	49.5	10.0
GR_1	16.69	42.8	10.0

Obtrusive Light - Compliance Report

AS/NZS 4282:2023, A3 - Medium District Brightness, Non-Curfew L1
Filename: 12047-2 (Football 1)
18/06/2026 1:54:06 PM

Illuminance

Maximum Allowable Value: 10 Lux

Calculations Tested (3):

Calculation Label	Test Results	Max. Illum.
ObtrusiveLight_Henbury Ave_III_Seg1	PASS	9
ObtrusiveLight_Henbury Ave_2_III_Seg1	PASS	6
ObtrusiveLight_Henbury Ave_2_III_Seg2	PASS	7

Luminous Intensity (Cd) At Vertical Planes

Maximum Allowable Value: 12500 Cd

Calculations Tested (3):

Calculation Label	Test Results
ObtrusiveLight_Henbury Ave_Cd_Seg1	PASS
ObtrusiveLight_Henbury Ave_2_Cd_Seg1	PASS
ObtrusiveLight_Henbury Ave_2_Cd_Seg2	PASS

Threshold Increment (TI)

Maximum Allowable Value: 20 %

Calculations Tested (2):

Calculation Label	Adaptation Luminance	Test Results
ObtrusiveLight_TI_Henbury Ave	10	PASS
ObtrusiveLight_TI_Henbury Ave_1	10	PASS

Upward Waste Light Ratio (UWLR)

Maximum Allowable Value: 2.0 %

Calculated UWLR: 0.2 %
Test Results: PASS

LLF 1

Note:

1.This design is compliant with the requirements of Australian Standards AS2560.2:2021 "Sports Lighting" - Football - Semi-Professional Competititon and Club Competition & Match Practice Level of Play, however it should be taken as provisional on as all dimension, pole locations and heights must be confirmed before installation.

2. An assessment of the floodlight system in accordance with the requirements of AS4282-2023 'Control of the obtrusive effects of outdoor lighting' has been performed for non-curfew L1 conditions in an A3 - Medium district brightness environment and the system is compliant.

3. The pole heights specified in this design proposal should be taken as notional and are taken as the vertical distance from the base of the pole to the top cross-arm and assumes that the base is at the same relative height as the centre of the field. They therefore do not take into consideration the topography of the site. An analysis of the site topography should be taken into account when determining the actual required heights of each poles.

zumtobel group
Suite 1, Level 7, 111 Phillip Street, Parramatta NSW 2150

Project: Tracey Village Sports Area

Drawing: Football Field 2

Project No:	12047	PT/Quote No:	0002481664	Date:	18/06/2026
Drawing No:	12047-2	Lighting Engineer:	AH		
Revision No:	-	File:	12047-2 (Football 1).AGI		

ZG THORN TRIDONIC ZUMTOBEL ZUMTOBEL Group



(On A1)
Scale= 1: 500



Image File : Trophy

Luminaire Schedule
Scenario: All On

Symbol	Label	Qty	Description	LLF
	TR3-AS1	12	TROPHY 468L757 AS1 96652489	0.920
	TR3-AS1 BL	9	TROPHY 468L757 AS1 96652489+ Back Louvre	0.920
	TR3-AS2	3	TROPHY 468L757 AS2 96652490	0.920

Calculation Summary
Project: Project_1
Scenario: All On

Label	Avg	Max	Min	Min/Avg	Min/Max	UG
Eh- Field 1	214.37	322	130	0.61	0.40	1.19
Eh- Field 2	125.51	202	66	0.53	0.33	1.52
ObtrusiveLight_Henbury Ave_2_III_Seg1	1.07	5	0	0.00	0.00	N.A.
ObtrusiveLight_Henbury Ave_2_III_Seg2	3.69	6	3	0.81	0.50	N.A.
ObtrusiveLight_Henbury Ave_III_Seg1	4.36	9	1	0.23	0.11	N.A.
ObtrusiveLight_TI_Henbury Ave	2.57	6	1	0.39	0.17	N.A.
ObtrusiveLight_TI_Henbury Ave_1	0.42	1	0	0.00	0.00	N.A.

Luminaire Location Summary
Scenario: All On

LumNo	Label	X	Y	Z	Orient	Tilt	Switched
1	TR3-AS2	-40.481	60.361	25	285	33	On
2	TR3-AS1 BL	-39.803	61.096	25	300	10	On
3	TR3-AS1 BL	-39.125	61.831	25	310	10	On
4	TR3-AS1 BL	-38.448	62.566	25	330	2	On
5	TR3-AS1	35.448	62.566	25	215	0	On
6	TR3-AS1	36.125	61.831	25	235	5	On
7	TR3-AS1	36.803	61.096	25	245	7	On
8	TR3-AS1	37.481	60.361	25	255	8	On
9	TR3-AS1	37.481	-60.181	25	105	8	On
10	TR3-AS1	36.803	-60.916	25	115	6	On
11	TR3-AS1	36.125	-61.651	25	125	5	On
12	TR3-AS1	35.448	-62.386	25	145	0	On
13	TR3-AS1 BL	-38.448	-62.386	25	30	2	On
14	TR3-AS1 BL	-39.125	-61.651	25	50	10	On
15	TR3-AS1 BL	-39.803	-60.916	25	60	10	On
16	TR3-AS2	-40.481	-60.181	25	75	33	On
17	TR3-AS1 BL	-40.838	-62.695	25	290	10	On
18	TR3-AS1	-39.812	-62.695	25	315	5	On
19	TR3-AS1	36.812	-62.695	25	215	5	On
20	TR3-AS1 BL	37.838	-62.695	25	240	10	On
21	TR3-AS1 BL	29.834	-183.317	25	115	10	On
22	TR3-AS1	29.018	-184.205	25	140	5	On
23	TR3-AS1	-44.018	-184.205	25	40	5	On
24	TR3-AS2	-44.834	-183.317	25	65	33	On

Total Quantity: 24

Calculation Summary
Project: GR
Scenario: All On

Label	Avg	Max	Min
GR_1	13.96	21.6	10.0
GR_1	17.63	33.8	10.0
GR_1	21.17	43.4	10.0
GR_1	23.36	42.4	10.0
GR_1	21.89	43.2	10.0
GR_1	18.63	32.0	10.0
GR_1	18.36	37.9	10.0
GR_1	22.54	46.1	10.0
GR_1	24.51	43.8	10.0
GR_1	24.16	45.1	10.0
GR_1	20.54	37.0	10.0
GR_1	16.50	30.0	10.0
GR_1	12.26	16.3	10.0
GR_1	23.86	41.3	10.0
GR_1	30.52	43.1	10.0
GR_1	26.43	39.9	10.0
GR_1	13.92	21.7	10.0
GR_1	15.41	30.5	10.0
GR_1	11.35	19.1	10.0

Obtrusive Light - Compliance Report

AS/NZS 4282:2023, A3 - Medium District Brightness, Non-Curfew L1
Filename: 12047-2 (Football 1)
18/06/2026 1:54:06 PM

Illuminance
Maximum Allowable Value: 10 Lux

Calculations Tested (3):

Calculation Label	Test Results	Max. Illum.
ObtrusiveLight_Henbury Ave_III_Seg1	PASS	9
ObtrusiveLight_Henbury Ave_2_III_Seg1	PASS	6
ObtrusiveLight_Henbury Ave_2_III_Seg2	PASS	7

Luminous Intensity (Cd) At Vertical Planes
Maximum Allowable Value: 12500 Cd

Calculations Tested (3):

Calculation Label	Test Results
ObtrusiveLight_Henbury Ave_Cd_Seg1	PASS
ObtrusiveLight_Henbury Ave_2_Cd_Seg1	PASS
ObtrusiveLight_Henbury Ave_2_Cd_Seg2	PASS

Threshold Increment (TI)
Maximum Allowable Value: 20 %

Calculations Tested (2):

Calculation Label	Adaptation Luminance	Test Results
ObtrusiveLight_TI_Henbury Ave	10	PASS
ObtrusiveLight_TI_Henbury Ave_1	10	PASS

Upward Waste Light Ratio (UWLR)
Maximum Allowable Value: 2.0 %

Calculated UWLR: 0.2 %
Test Results: PASS

LLF 1

Note:

1.This design is compliant with the requirements of Australian Standards AS2560.2:2021 "Sports Lighting" - Football - Semi-Professional Competititon and Club Competition & Match Practice Level of Play, however it should be taken as provisional on as all dimension, pole locations and heights must be confirmed before installation.

2. An assessment of the floodlight system in accordance with the requirements of AS4282-2023 'Control of the obtrusive effects of outdoor lighting' has been performed for non-curfew L1 conditions in an A3 - Medium district brightness environment and the system is compliant.

3. The pole heights specified in this design proposal should be taken as notional and are taken as the vertical distance from the base of the pole to the top cross-arm and assumes that the base is at the same relative height as the centre of the field. They therefore do not take into consideration the topography of the site. An analysis of the site topography should be taken into account when determining the actual required heights of each poles.

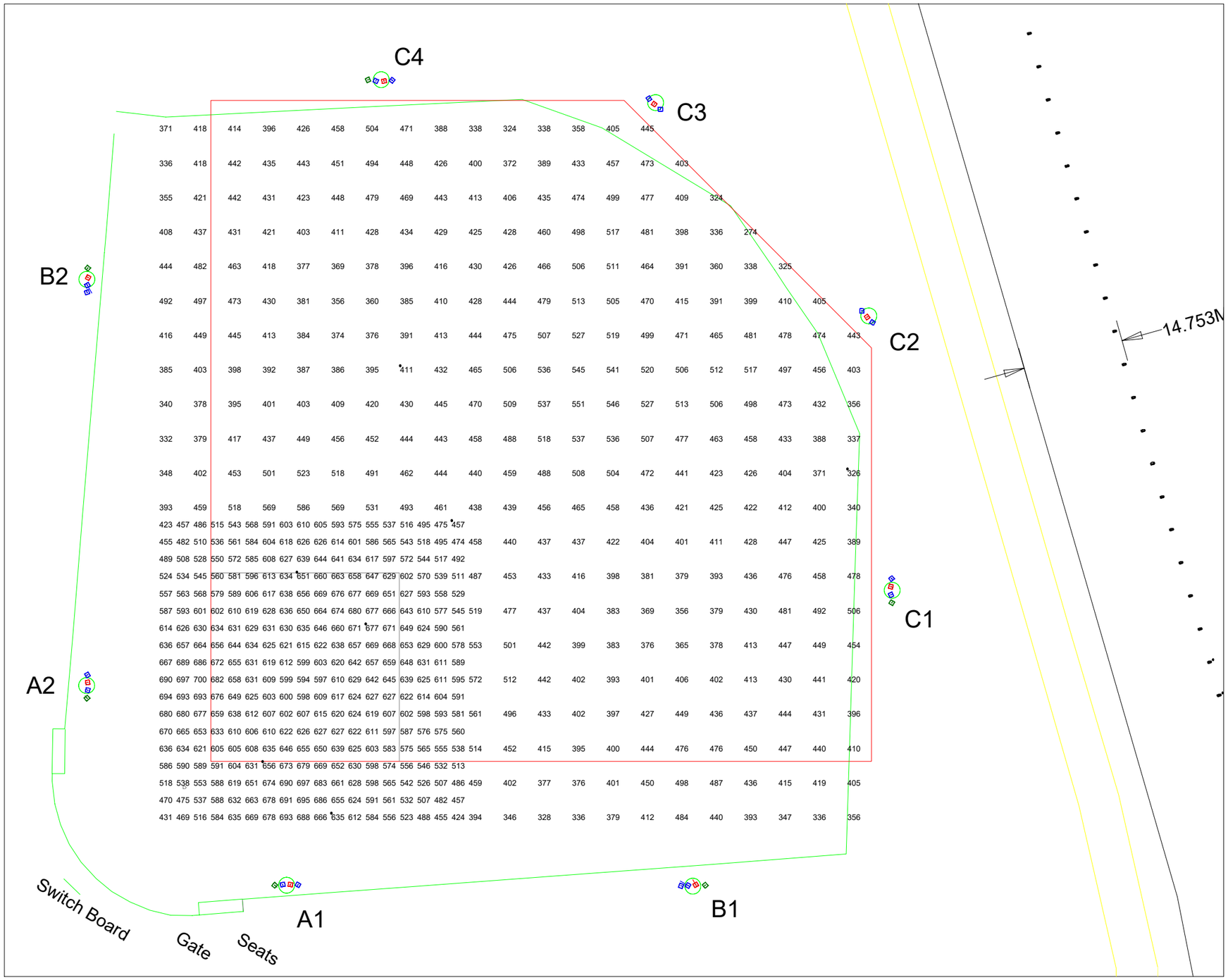
zumtobel group
Suite 1, Level 7, 111 Phillip Street, Parramatta NSW 2150

Project: Tracey Village Sports Area

Drawing: Football Field - All On

Project No:	12047	PT/Quote No:	0002481664	Date:	18/06/2026
Drawing No:	12047-2	Lighting Engineer:	AH		
Revision No:	-	File:	12047-2 (Football 1).AGI		

ZG THORN TRIDONIC ZUMTOBEL ZUMTOBEL Group



Luminaire Location Summary

SeqNo	Label	Pole	X	Y	Z	Orient	Tilt
1	CHMP2P[3]	A1	9.5	-18.2	25	140	-1
2	CHMP2P[3]	A1	9.5	-18.2	26.2	140	-1
3	CHMP2P[2]	A1	10.5	-18.2	25	103	0
4	CHMP2P[2]	A1	10.5	-18.2	26.2	103	0
5	CHMP2P[1]	A1	11.5	-18.2	25	80	0
6	CHMP2P[1]	A1	11.5	-18.2	26.2	80	0
7	CHMP2P[2]	A1	12.5	-18.2	25	60	0
8	CHMP2P[2]	A1	12.5	-18.2	26.2	60	0
9	CHMP2P[2]	B1	68.6	-18.2	25	160	0
10	CHMP2P[2]	B1	68.6	-18.2	26.2	160	0
11	CHMP2P[2]	B1	69.6	-18.2	25	150	3
12	CHMP2P[2]	B1	69.6	-18.2	26.2	150	3
13	CHMP2P[1]	B1	70.6	-18.2	25	120	2
14	CHMP2P[1]	B1	70.6	-18.2	26.2	120	2
15	CHMP2P[3]	B1	71.6	-18.2	25	40	0
16	CHMP2P[3]	B1	71.6	-18.2	26.2	40	0
17	CHMP2P[3]	C1	99.1	23.3	25	240	0
18	CHMP2P[3]	C1	99.1	23.3	26.2	240	0
19	CHMP2P[2]	C1	99.1	24.3	25	205	0
20	CHMP2P[2]	C1	99.1	24.3	26.2	205	0
21	CHMP2P[1]	C1	99.1	25.3	25	167	0
22	CHMP2P[1]	C1	99.1	25.3	26.2	167	0
23	CHMP2P[2]	C1	99.1	26.3	25	128	0
24	CHMP2P[2]	C1	99.1	26.3	26.2	128	0
25	CHMP2P[2]	C2	96.3	64	25	238	0
26	CHMP2P[2]	C2	96.3	64	26.2	238	0
27	CHMP2P[1]	C2	95.6	64.7	25	215	0
28	CHMP2P[1]	C2	95.6	64.7	26.2	215	0
29	CHMP2P[2]	C2	94.9	65.4	25	175	0
30	CHMP2P[2]	C2	94.9	65.4	26.2	175	0
31	CHMP2P[2]	C3	65.3	95	25	275	0
32	CHMP2P[2]	C3	65.3	95	26.2	275	0
33	CHMP2P[1]	C3	64.6	95.7	25	235	0
34	CHMP2P[1]	C3	64.6	95.7	26.2	235	0
35	CHMP2P[2]	C3	63.9	96.4	25	212	0
36	CHMP2P[2]	C3	63.9	96.4	26.2	212	0
37	CHMP2P[2]	C4	26.1	99.1	25	322	0
38	CHMP2P[2]	C4	26.1	99.1	26.2	322	0
39	CHMP2P[1]	C4	25.1	99.1	25	282	0
40	CHMP2P[1]	C4	25.1	99.1	26.2	282	0
41	CHMP2P[2]	C4	24.1	99.1	25	245	0
42	CHMP2P[2]	C4	24.1	99.1	26.2	245	0
43	CHMP2P[3]	C4	23.1	99.1	25	205	0
44	CHMP2P[3]	C4	23.1	99.1	26.2	205	0
45	CHMP2P[3]	B2	-18.1	71.4	25	50	0
46	CHMP2P[3]	B2	-18.1	71.4	26.2	50	0
47	CHMP2P[1]	B2	-18.1	70.4	25	330	0
48	CHMP2P[1]	B2	-18.1	70.4	26.2	330	0
49	CHMP2P[2]	B2	-18.1	69.4	25	300	3
50	CHMP2P[2]	B2	-18.1	69.4	26.2	300	3
51	CHMP2P[2]	B2	-18.1	68.4	25	290	0
52	CHMP2P[2]	B2	-18.1	68.4	26.2	290	0
53	CHMP2P[2]	A2	-18.2	12.4	25	30	0
54	CHMP2P[2]	A2	-18.2	12.4	26.2	30	0
55	CHMP2P[1]	A2	-18.2	11.4	25	10	0
56	CHMP2P[1]	A2	-18.2	11.4	26.2	10	0
57	CHMP2P[2]	A2	-18.2	10.4	25	347	0
58	CHMP2P[2]	A2	-18.2	10.4	26.2	347	0
59	CHMP2P[3]	A2	-18.2	9.4	25	310	-1
60	CHMP2P[3]	A2	-18.2	9.4	26.2	310	-1

Total Quantity = 60



Luminaire Schedule

Symbol	Label	Qty	Description	Lumens	LLF
	CHMP2P[1]	16	CHAMPION - 2000W MHNL-LA (MD) Asymmetric floodlight, lamp po	220000	0.800
	CHMP2P[2]	32	CHAMPION - 2000W MHNL-LA (MD) Asymmetric floodlight, lamp po	220000	0.800
	CHMP2P[3]	12	CHAMPION - 2000W MHNL-LA (MD) Asymmetric floodlight, lamp po	220000	0.800

Numeric Summary

Label	Description	Avg	Max	Min	Min/Avg	Min/Max
Eh_1	Horizontal illuminance on the infield at 1m AGL	604.48	700	423	0.70	0.60
Eh_2	Horizontal illuminance on the outfield at 1m AGL	435.82	586	274	0.63	0.47
Evs_1	Vertical wall illuminance on Hensbury Ave, 0m to 10m AGL	0.06	3	0	N.A.	N.A.
Evs_2	Vertical wall illuminance on Tambling Tce, 0m to 10m AGL	0.00	0	0	N.A.	N.A.
Evs_3	Vertical wall illuminance on the boundary 1, 0m to 10m	1.49	9	0	N.A.	N.A.

This design and specification is the copyright property of Thorn Lighting Pty Limited (ABN 74 060 142 501). Any unauthorised use may result in proceeding being brought against the user by Thorn Lighting Pty Limited.

Signed: .....

for and on the behalf of Thorn Lighting Pty Limited.

Date: .....

THORN
13 Cooper Street, Smithfield NSW 2164

Project:
Tracey Village Baseball
Sports Lighting

Client:
AGA Consulting Engineers

Project No: 1167	Date: 14/08/2006	Scale:
Drawing No: 1167-4	Lighting Engineer: Peter Jones	
Revision No:	File : 1761-4.a32	

NORTHERN TERRITORY PLANNING AUTHORITY

PLANNING AUTHORITY

SECTION 113

INSTRUMENT OF DETERMINATION

DV1470

DEVELOPMENT APPLICATION LODGED PURSUANT TO SECTION 104 OF THE PLANNING ACT BY TRACY VILLAGE SOCIAL CLUB OF TAMBLING TERRACE, CASUARINA, N.T. 5792 ON 25 JANUARY, 1982 FOR CONSENT TO DEVELOP LOT 4868, HENBURY AVENUE, TOWN OF NIGHTCLIFF FOR THE PURPOSE OF EXTENSIONS TO THE EXISTING CLUB.
WE, RONALD JOHN WITHNALL AND ALEC FONG LIM BY VIRTUE OF A DELEGATION FROM THE NORTHERN TERRITORY PLANNING AUTHORITY, ON 4 MARCH, 1982 DETERMINE THE APPLICATION PURSUANT TO SECTION 112(1)(A) OF THE PLANNING ACT BY GRANTING CONSENT TO THE APPLICATION IN ACCORDANCE WITH DRAWING NUMBERS 911 SKL AND 911 SK B2 ENDORSED BY US AND SUBJECT TO THE FOLLOWING CONDITIONS:-

1. KERB CROSSOVERS TO THE SITE, DRIVEWAYS TO THE SITE BOUNDARY AND STORMWATER DRAINAGE SHALL BE PROVIDED TO THE REQUIREMENTS AND SATISFACTION OF THE CITY ENGINEER, DARWIN CITY COUNCIL AT NO COST TO THE COUNCIL.

REASON

TO ENSURE THE PROVISION OF SUITABLE ACCESS TO THE SITE, IN THE INTEREST OF ROAD SAFETY AND THE BETTER ADMINISTRATION OF COMMUNITY SERVICES.

2. CARPARKING SPACES AND INTERNAL DRIVEWAYS SHALL BE DUST SUPPRESSED, AND BE CONSTRUCTED AND MAINTAINED TO THE SATISFACTION OF THE DIRECTOR, PLANNING BRANCH, DEPARTMENT OF LANDS.

REASON

TO ENSURE THE PROVISION OF ADEQUATE ALL-WEATHER ACCESS AND PARKING.

DATED THIS 1ST DAY OF NOVEMBER 1984

A. FONG LIM R.J. WITHNALL
DELEGATE CHAIRMAN
NORTHERN TERRITORY NORTHERN TERRITORY
PLANNING AUTHORITY PLANNING AUTHORITY

NOTES

(1) THE APPLICANTS ATTENTION IS DRAWN TO THE RIGHT OF APPEAL WHICH EXITS IN RELATION TO THE ABOVE DECISION IN ACCORDANCE WITH SECTION 114 OF THE PLANNING ACT. WITHIN 28 DAYS OF RECEIVING THIS INSTRUMENT OF DETERMINATION AN APPEAL MAY BE LODGED TO THE APPEALS COMMITTEE.

(2) PURSUANT TO SECTION 116 CONSENT TO THIS DEVELOPMENT APPLICATION LAPSES AT THE EXPIRATION OF 2 YEARS FROM THE DATE OF THIS CONSENT IF NO DEVELOPMENT HAS OCCURRED. AN

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

Section 57(3)

VARIATION OF CONDITIONS

DP02/0139

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot No.: LOT 4868

Town/Hundred: TOWN OF NIGHTCLIFF

Street Address: LEE POINT ROAD

Consent is hereby granted, pursuant to section 57(3) of the Planning Act, to vary a condition of Instrument of Determination DV1470, the variation resulting in the development not being substantially different from the development originally permitted.

Variation

Erection of a shadecloth structure over smoking area, in accordance with drawings numbered Page 1 and Page 10.

As provided for under section 3 of the Act and subject to the provisions of sections 58 and 59, this permit will lapse two years from the date of issue. In all other respects Instrument of Determination DV1470 remains unchanged.

Dated this 31st day of May 2002

ROBERT ELIX
Delegate
Development Consent Authority

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 53, 54 and 55

DEVELOPMENT PERMIT

PERMIT NUMBER: DP05/0058

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Parcel No: Lot 09775
Town/Hundred: Town of Nightcliff
Street Address: 28 TAMBLING TCE, LYONS

APPROVED PURPOSE

To use and develop the land for the purpose of 8 floodlights to an existing baseball field, in accordance with the attached schedule of conditions and the endorsed plans.

REASONS FOR THE DECISION

1. The proposed development is consistent with the development intent of the O2 (Organised Recreation) zone.
2. Variation of Clause 22.5 (Height Limitations in Certain Zones) to floodlights with a total height of 30 metres is supported because the proposed floodlights are not expected to significantly adversely impact on the amenity of adjoining properties.

VARIATIONS GIVEN

Clause 22.5 (Height Limitations in Certain Zones) of the Darwin Town Plan 1990.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58 and 59 of the Planning Act, this permit will lapse two years from the date of issue.

John Pinney
Delegate
Development Consent Authority

22/3/2005

DEVELOPMENT PERMIT

PERMIT NUMBER: DP05/0058

SCHEDULE OF CONDITIONS

1. Development shall be in accordance with drawings numbered 04AGA277 SKE1-A and 04AGA277 SKE2 - B.
2. Any developments on or adjacent to any easements on site shall be carried out to the requirements and satisfaction of the relevant service authority.
3. All areas of the site which are not occupied by buildings, landscaping, car parking or driveways shall be maintained in a condition such that they will not cause detriment to the amenity of the locality by reason of appearance or the emission of dust, to the satisfaction of the consent authority.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity, gas and telecommunication services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

John Pinney
Delegate
Development Consent Authority

22/3/2005

DEVELOPMENT PERMIT

PERMIT NUMBER: DP05/0058

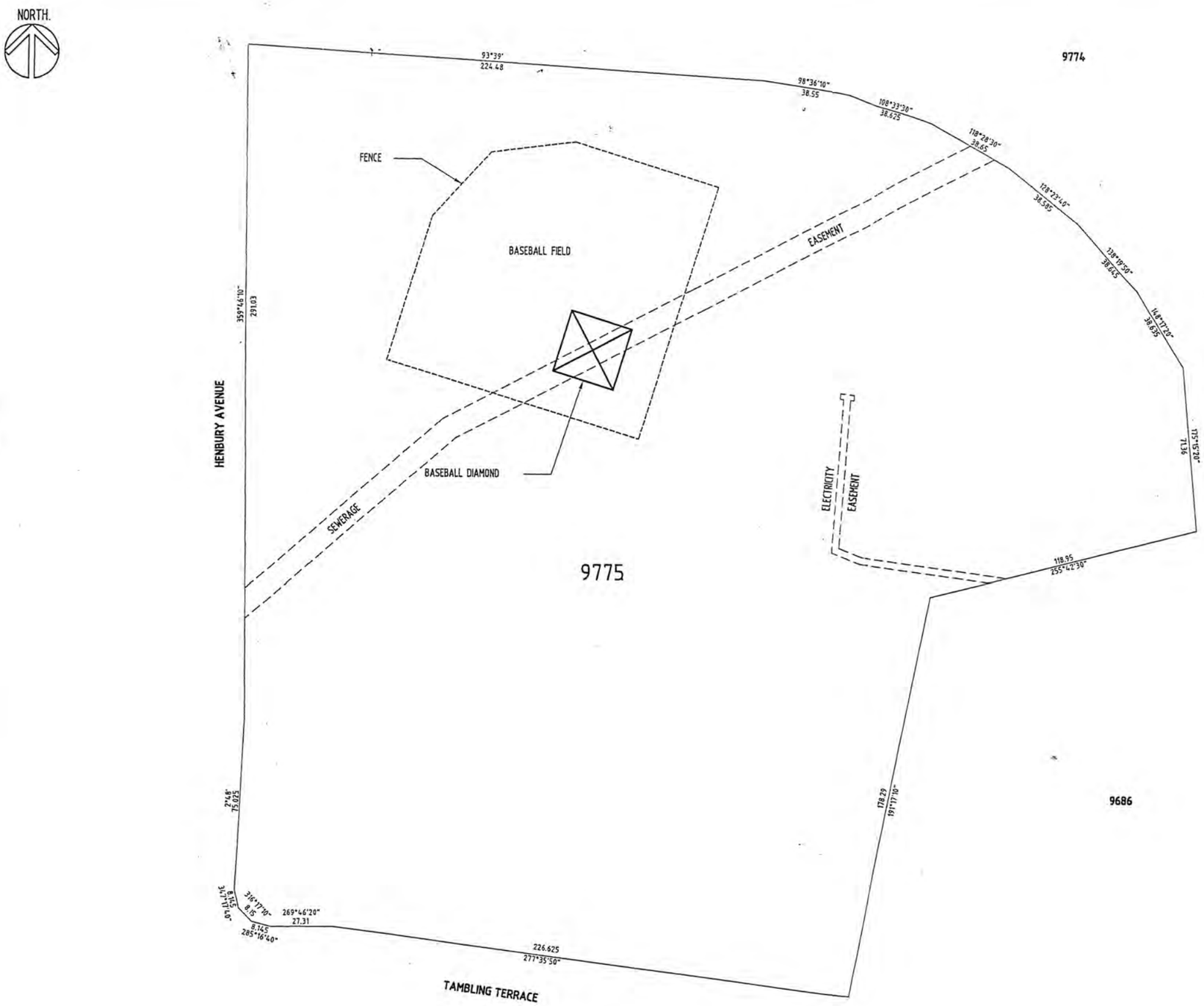
RIGHT OF APPEAL

Pursuant to section 54(2) of the Planning Act, applicants are advised that a right of appeal to the Appeals Tribunal exists under Part 9 of the Act, against a condition imposed on a permit or a variation. An appeal under section 114(1) must be made within 28 days of the service of this notice. The Registrar of the Appeals Tribunal can provide information regarding the Notice of Appeal form and fees payable. The address for lodgement of a Notice of Appeal is: The Registrar, Lands and Mining Tribunal, GPO Box 2014, DARWIN NT 0801 or Level 3, 9-11 Cavenagh Street, DARWIN NT 0800 (Telephone: (08) 89991471 or Facsimile: (08) 89991473).

John Pinney
Delegate
Development Consent Authority

22/3/2005

143



SITE PLAN (1:1000 AT A1)

This is the drawing referred to in Development Permit No. DP05/0058 issued by the Development Consent Authority on 22 Mar 05

Delegate of Authority

AUTOCAD REFERENCES
FILE NAME:

No.	DESCRIPTION	DATE	INT.
A	TOWN PLANNING SUBMISSION	26-11-04	A.G.

AMENDMENTS

AGA CONSULTING ENGINEERS PTY LTD
ELECTRICAL & MECHANICAL
ACN 070 242 296

GPO BOX 3497
DARWIN NT 0801

TELEPHONE: 08 8941 6582
FACSIMILE : 08 8942 1408

TRACY VILLAGE SOCIAL & SPORTS CLUB

PROPOSED FLOODLIGHTING TO BASEBALL FIELD

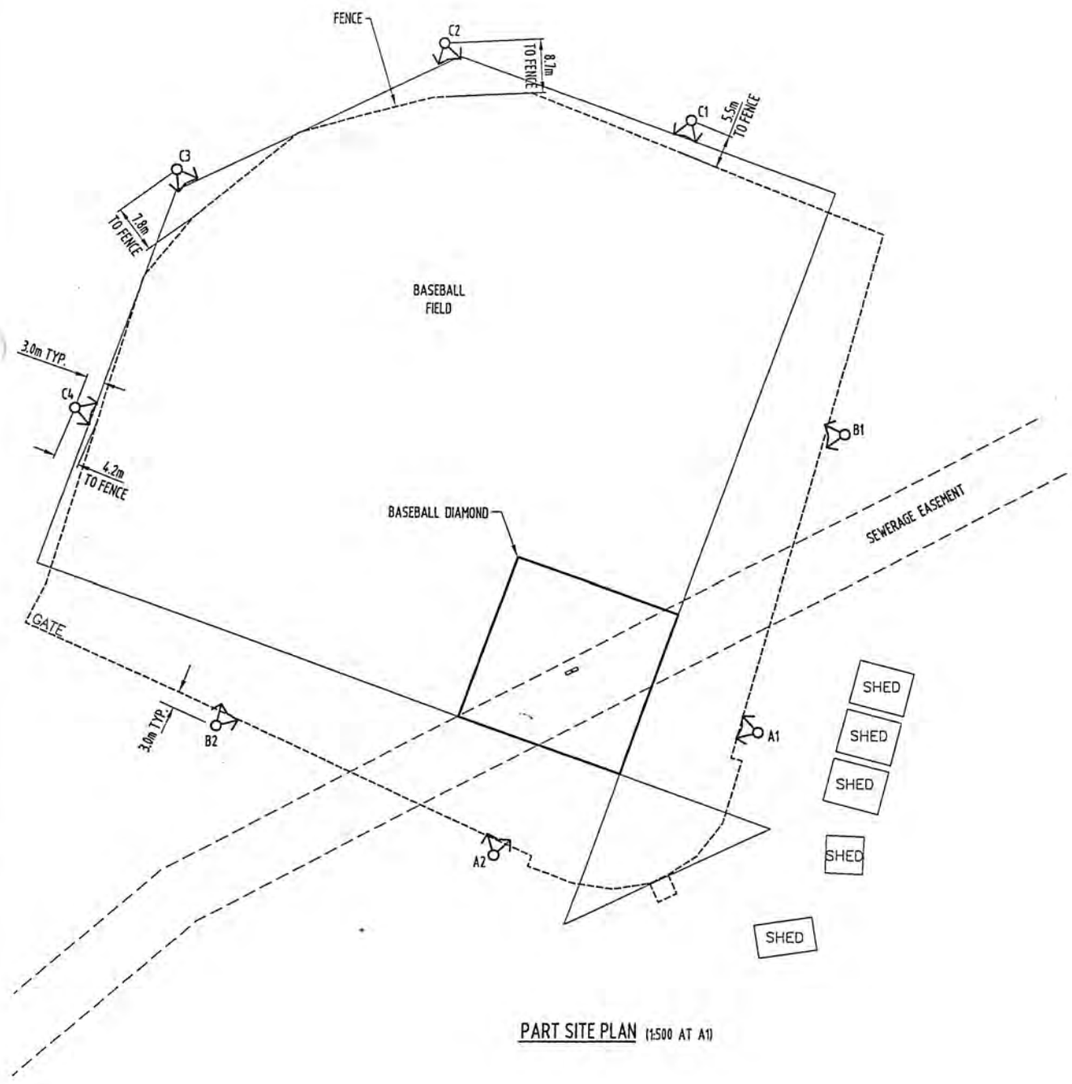
SITE PLAN

DESIGNED	A. GANGUR	DRAWN	O. REISINGER
CHECKED		DATE	26-11-04
SCALE	AS SHOWN		
PROJECT No.	AGA277	SPEC. No.	-

DRAWING NUMBER / SHEET No
04AGA277 SKE1-A

142

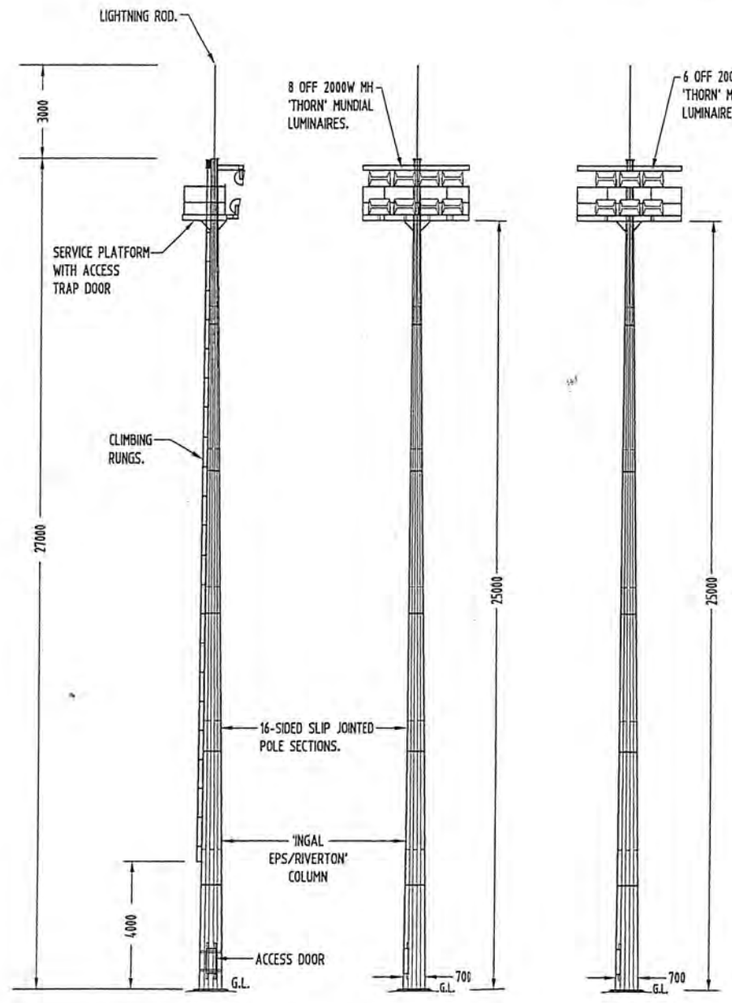
NORTH



PART SITE PLAN (1:500 AT A1)

LEGEND

- EXISTING POWER AND WATER PACKAGE SUBSTATION.
- EXISTING SITE MAIN SWITCHBOARD.
- EXISTING STREET LIGHT.
- PROPOSED FLOODLIGHTING COLUMN/LUMINAIRES.



SIDE ELEVATION

FRONT ELEVATION POLES A1, A2, B1, B2, C1 & C4

FRONT ELEVATION POLES C2 & C3

TYPICAL FLOODLIGHTING COLUMN ELEVATIONS (1:100 AT A1)

RECEIVED
15 FEB 2005

This is the drawing referred to in Development Permit No. DP05/0058
issued by the Development Consent Authority
on 22 Mar 05
Delegate of Authority

AUTOCAD REFERENCES
FILE NAME:

No.	DESCRIPTION	DATE	INT.
B	RE-ISSUED FOR TOWN PLANNING SUBMISSION	11-02-05	A.G.
A	TOWN PLANNING SUBMISSION	26-11-04	A.G.

AMENDMENTS

AGA CONSULTING ENGINEERS PTY LTD
ELECTRICAL & MECHANICAL
ACN 070 242 296
GPO BOX 3097
DARWIN NT 0801
TELEPHONE: 08 89416582
FACSIMILE: 08 89421480

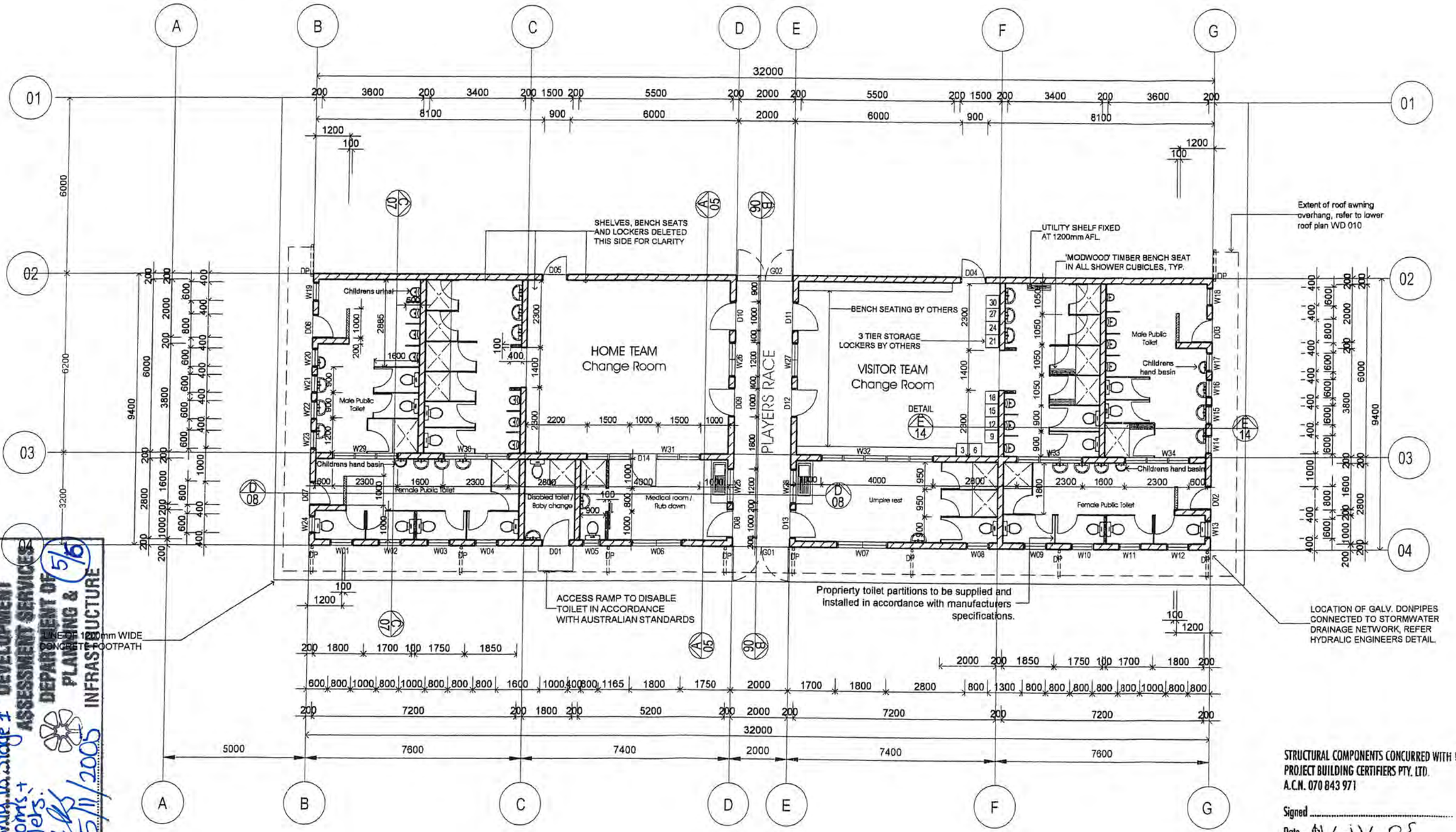
TRACY VILLAGE SOCIAL AND SPORTS CLUB

PROPOSED FLOODLIGHTING TO BASEBALL FIELD

PART SITE PLAN & FLOODLIGHTING COLUMN ELEVATIONS

DESIGNED	A. GANGUR	DRAWN	D. REISINGER
CHECKED		DATE	11-02-05
SCALE	AS SHOWN		
PROJECT No.	AGA277	SPEC. No.	

DRAWING NUMBER / SHEET No
04AGA277. SKE2-B



THESE DRAWINGS COMPLY WITH THE RELEVANT PROVISIONS OF THE DARWIN TOWN PLAN
Note: This compliance check applies only to Stage 1 DEVELOPMENT (changerooms + Public toilets).
ASSESSMENT SERVICES
DEPARTMENT OF PLANNING & INFRASTRUCTURE
DATE: 15/11/2005

STRUCTURAL COMPONENTS CONCURRED WITH BY
PROJECT BUILDING CERTIFIERS PTY. LTD.
A.C.N. 070 843 971
Signed .....
Date 01 / 11 / 05

changeroom plan

scale:1:100@A2

- DENOTES 75mm STEEL STUD WALL FRAMING
- DENOTES 75mm STEEL STUD WALL FRAMING TO 2400mm HIGH ONLY
- DENOTES 200 SERIES CONCRETE BLOCKWALL

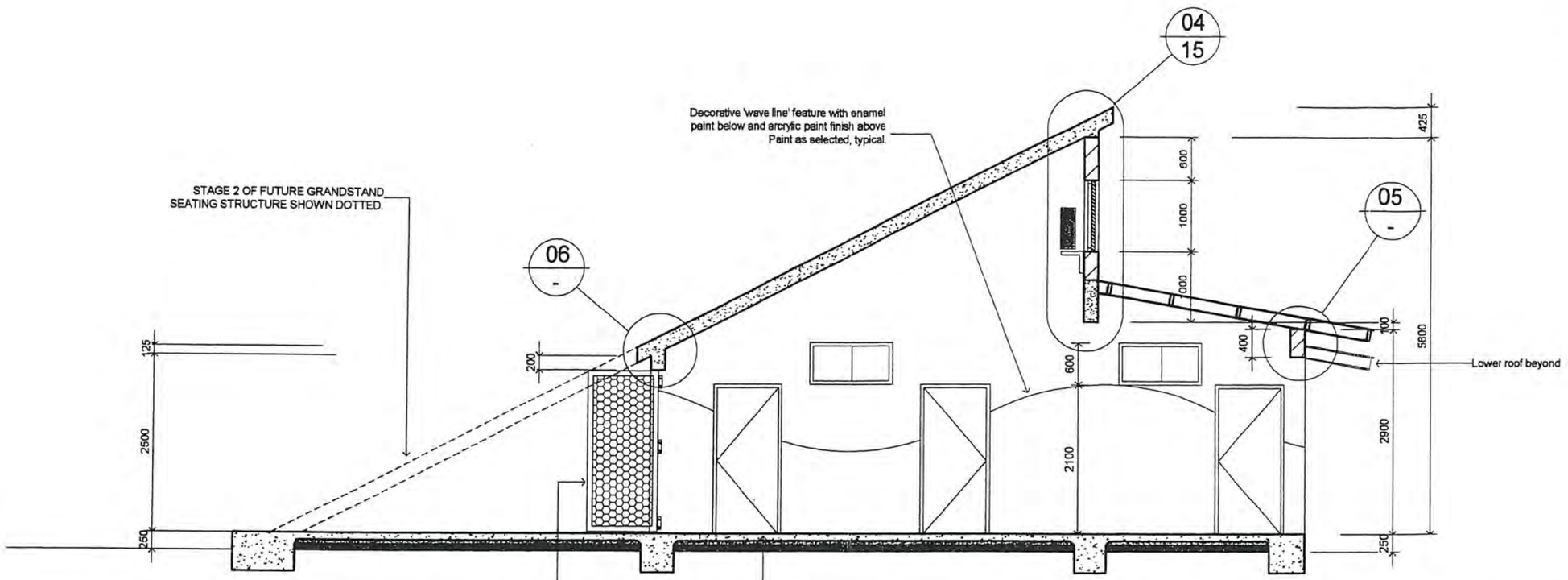
Norman Design
Ph: (08) 8927 2555 Fax: (08) 8927 3729
email: norman@normandesign.com.au

PROPOSED GRANDSTAND & CHANGEROOMS TO THE TRACY VILLAGE SOCIAL & SPORTS CLUB ON LOT 9784 TAMBLING TERRACE TOWN OF NIGHTCLIFF.

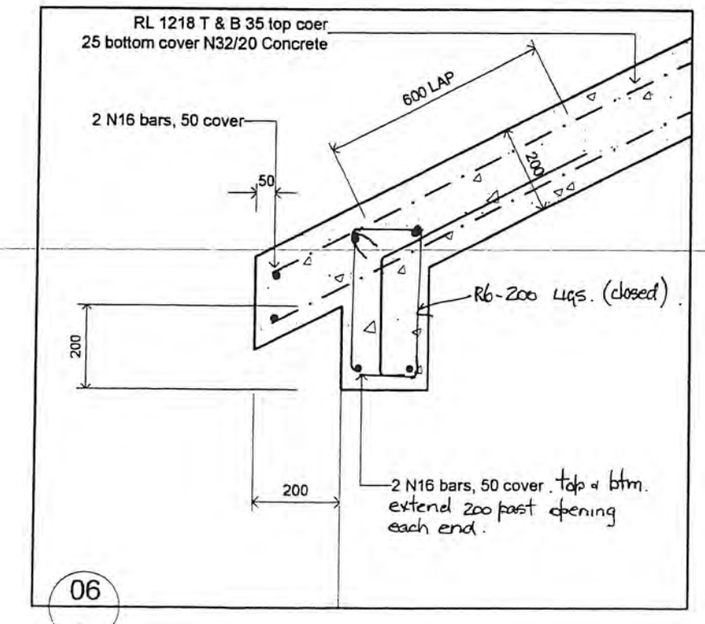
FLOOR PLAN

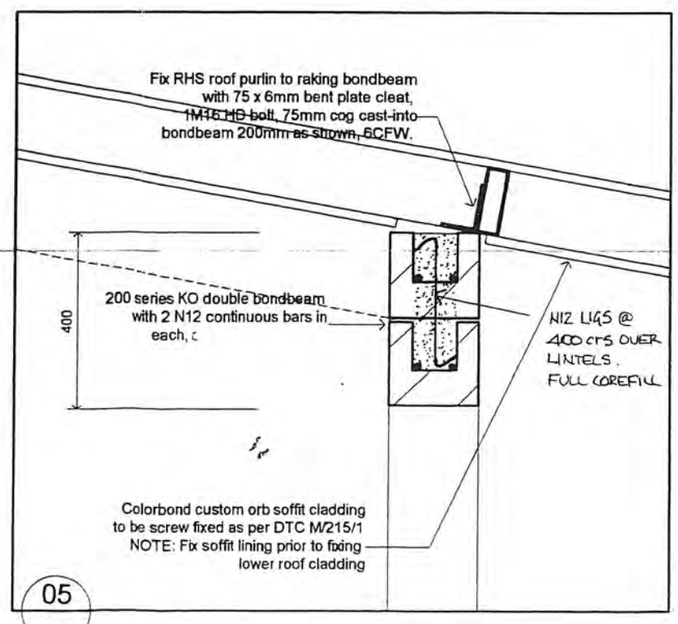
25.07.2005 ND/TVC GS002

RECEIVED
02 Nov 2005
BY:



THESE DRAWINGS COMPLY WITH THE RELEVANT PROVISIONS OF THE DARWIN TOWN PLAN
Note This compliance check applies only to Stage 1 'Changerooms + public toilets'
DEVELOPMENT ASSESSMENT SERVICES
DEPARTMENT OF PLANNING & INFRASTRUCTURE
DATE: 15/11/2005
6/6





STRUCTURAL COMPONENTS CONCURRED WITH BY
PROJECT BUILDING CERTIFIERS PTY. LTD.
A.C.N. 070 843 971
Signed .....
Date 01/11/05

section b - b

scale: 1:50@ A 2

Norman Design
Ph: (08) 8927 0266 Fax: (08) 8927 0126
email: norman@normandesign.com.au

PROPOSED GRANDSTAND & CHANGEROOMS TO THE TRACY VILLAGE SOCIAL & SPORTS CLUB ON LOT 5784 TAMBLING TERRACE TOWN OF NIGHTCLIFF.

SECTION

HENBURY AVENUE

9775
12.89ha

PROPOSED CANTEEN, BAR AND FUNCTION ROOM STAGE 2

PROPOSED CHANGEROOMS AND PUBLIC TOILETS STAGE 1

LOADING BAY

BUS TURN AROUND

BUS PARKING

EXISTING SOFTBALL PLAYING FIELD

CENTERLINE OF CRICKET PITCH

PITCH 1

PERIMETER PARKING

SERVICE ROAD

NETS

SHED

CRICKET PARKING

SERVICE ROAD

TAMBLING TERRACE

43.275

75.025

2°48'

316°17'10" 8.15

269°46'20" 27.31

342°1'40" 8.145

285°16'40" 8.145

277°35'50" 226.625

THESE DRAWINGS COMPLY WITH THE RELEVANT PROVISIONS OF THE DARWIN TOWN PLAN

NB This compliance check applies only to the Stage 1 change rooms + public toilets

DEVELOPMENT ASSESSMENT SERVICES
DEPARTMENT OF PLANNING & INFRASTRUCTURE

DATE: 15/11/2005

16

STRUCTURAL COMPONENTS CONCURRENT WITH
PROJECT BUILDING CERTIFIERS PTY. LTD.
A.C.N. 070 843 971

Signed .....

Date ..1../..11../..05..

Norman Design
Ph: (08) 8927 0266 Fax: (08) 8927 3739
email: norman@normandesign.com.au

PROPOSED GRANDSTAND & CHANGEROOMS TO THE TRACY VILLAGE SOCIAL & SPORTS CLUB ON LOT 9784 TAMBLING TERRACE TOWN OF NIGHTCLIFF

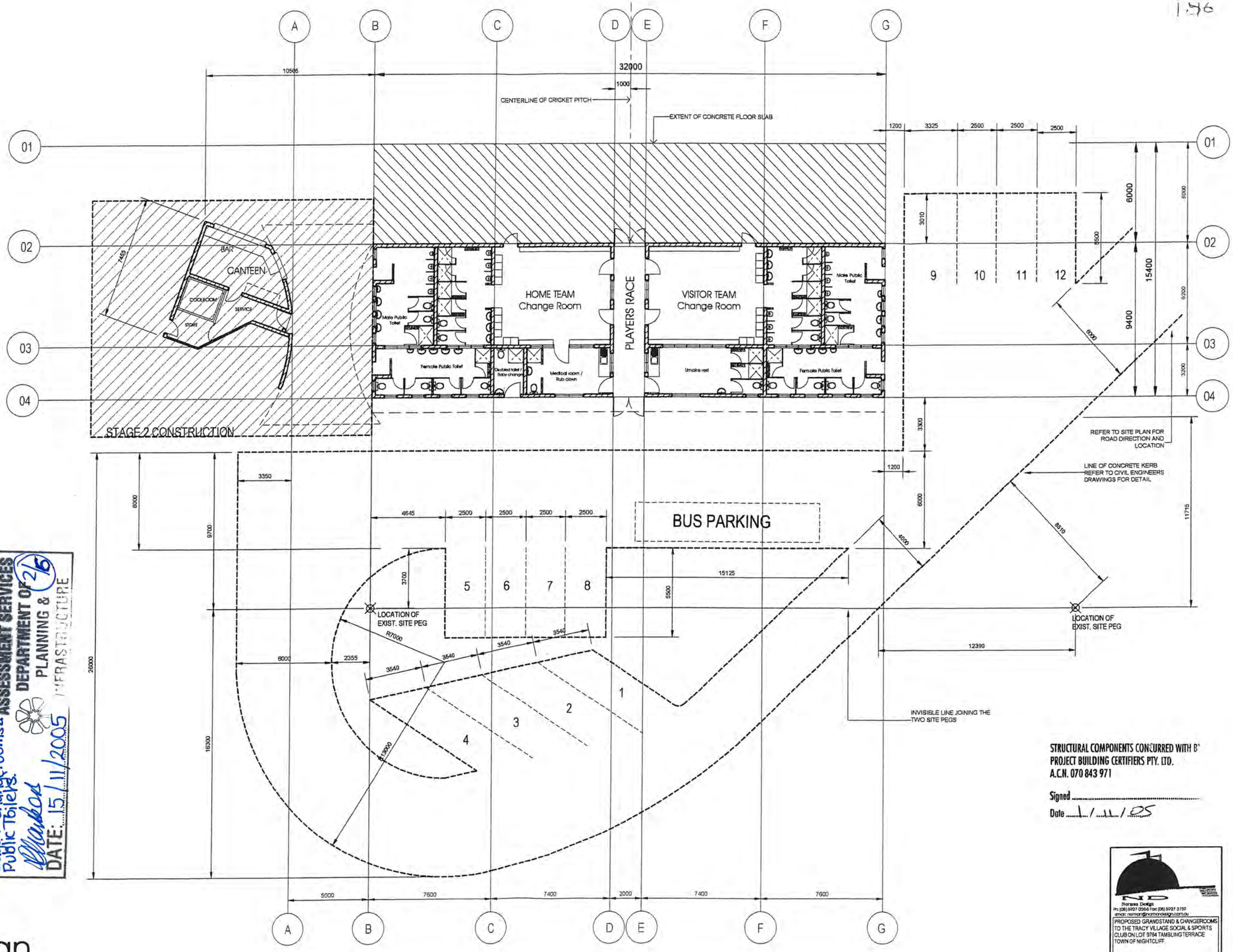
SITE PLAN

©Copyright

11-10-2005 ND/TVC GS000

site plan

scale:1:500@A1



THESE DRAWINGS COMPLY WITH THE RELEVANT PROVISIONS OF THE DARWIN TOWN PLAN
Note: This compliance check applies only to the stage 1 changerooms & public toilets.
DEVELOPMENT ASSESSMENT SERVICES
DEPARTMENT OF PLANNING & INFRASTRUCTURE
DATE: 15/11/2005

STRUCTURAL COMPONENTS CONCURRED WITH BY
PROJECT BUILDING CERTIFIERS PTY. LTD.
A.C.N. 070 843 971

Signed .....
Date ...1.../...11.../...05

Norseas Design
Ph: (08) 8927 0064 Fax: (08) 8927 3797
email: norman@norseasdesign.com.au

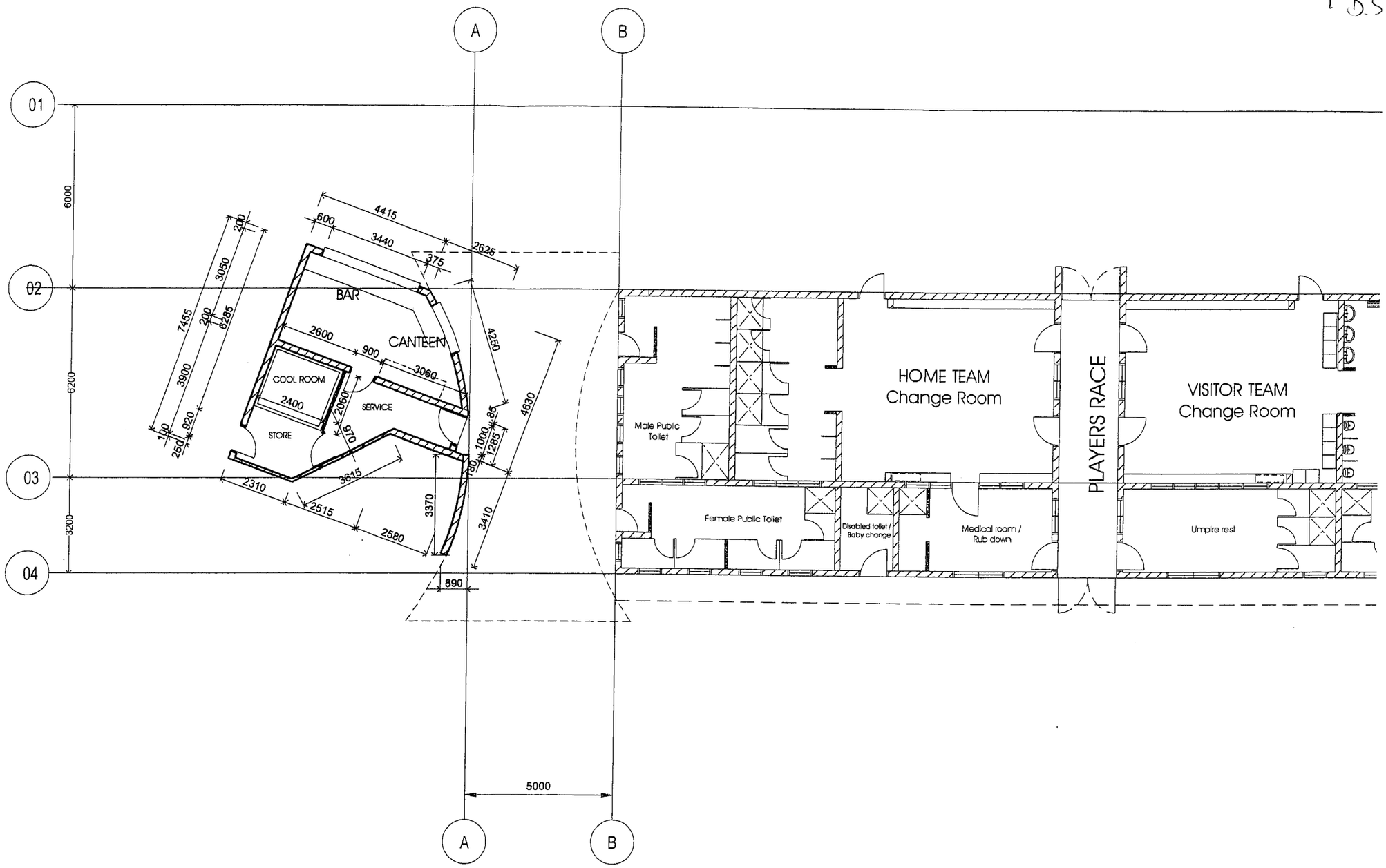
PROPOSED GRANDSTAND & CHANGEROOMS TO THE TRACY VILLAGE SOCIAL & SPORTS CLUB ON LOT 9764 TAMBLING TERRACE TOWN OF NIGHTCLIFF.

OVERALL PLAN

20-07-2005 ND/TVC GS001

overall plan

scale: 1:150@A3



STRUCTURAL COMPONENTS CONCURRED WITH
PROJECT BUILDING CERTIFIERS PTY. LTD.
A.C.N. 070 843 971

Signed .....

Date 01/11/05

Norman Design
Ph: (08) 8927 0266 Fax (08) 8927 5739
email: normand@normandesign.com.au

PROPOSED GRANDSTAND & CHANGEROOMS
TO THE TRACY VILLAGE SOCIAL & SPORTS
CLUB ON LOT 9764 TAMBLING TERRACE
TOWN OF NIGHTCLIFF.

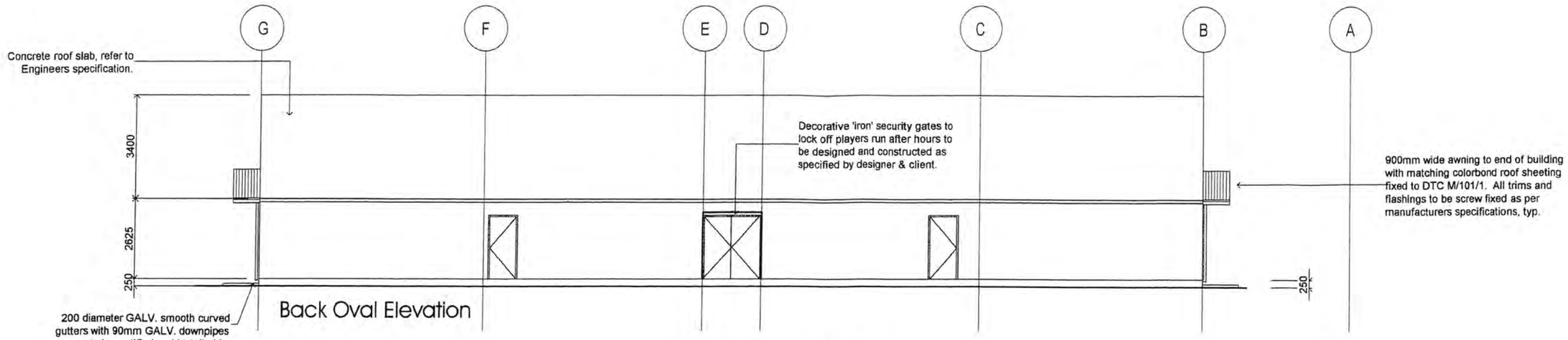
CANTEEN PLAN

©Norman

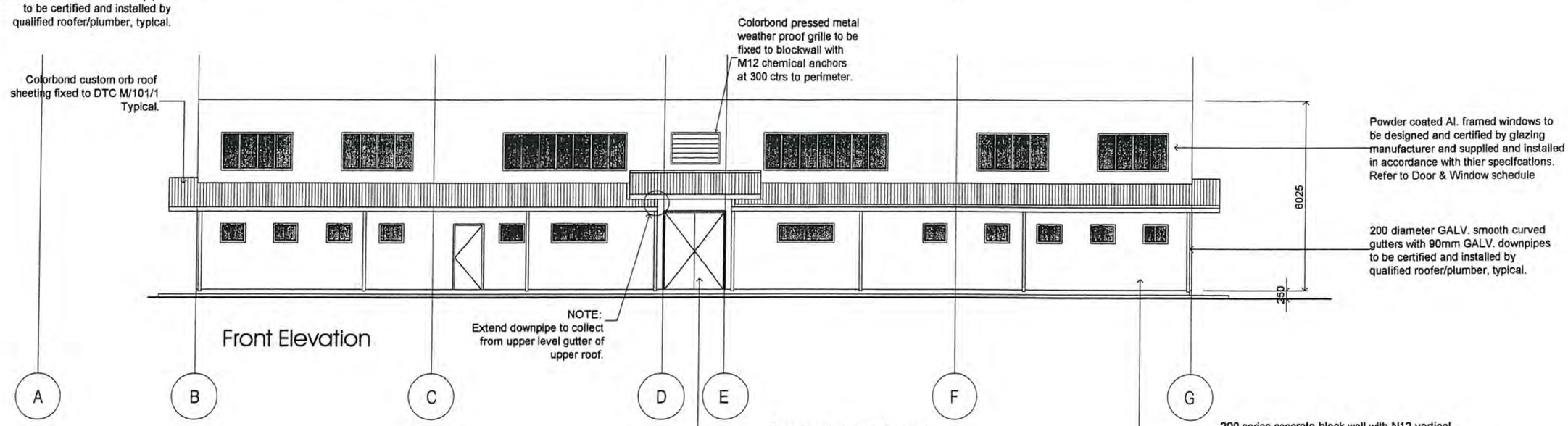
26-07-2005 ND/TVC GS003

canteen plan - STAGE 2 CONSTRUCTION

scale:1:100@A2

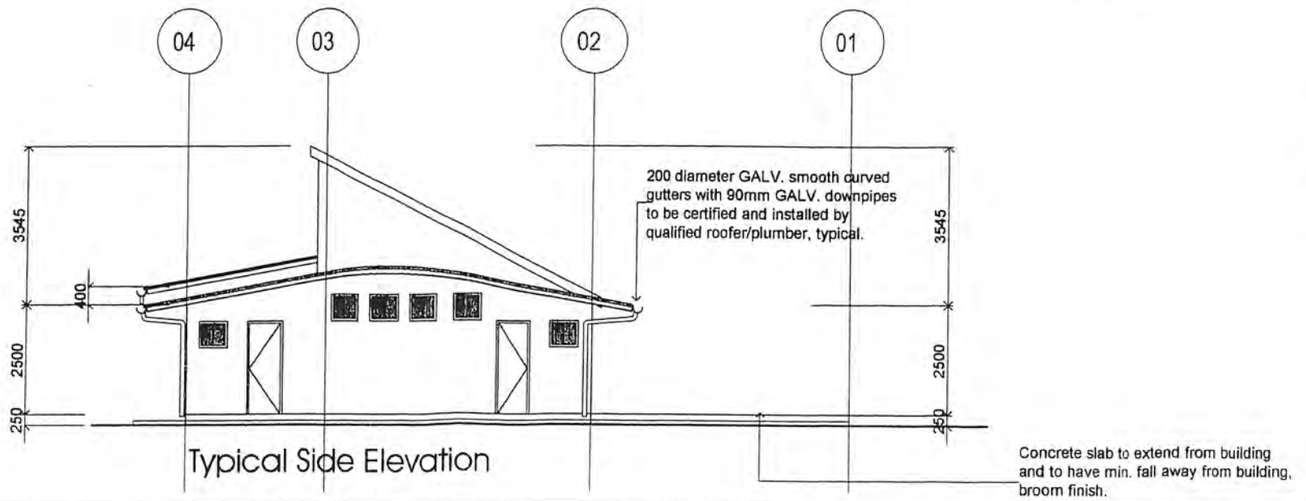


Back Oval Elevation



Front Elevation

THESE DRAWINGS COMPLY WITH THE RELEVANT PROVISIONS OF THE DARWIN TOWN PLAN
Note this compliance check applies only to Stage 1 DEVELOPMENT 'change rooms + public toilets'
DEVELOPMENT ASSESSMENT SERVICES
DEPARTMENT OF PLANNING & INFRASTRUCTURE
DATE: 15/11/2005
3/6



Typical Side Elevation

STRUCTURAL COMPONENTS CONCURRED WITH BY PROJECT BUILDING CERTIFIERS PTY. LTD.
A.C.N. 070 843 971

Signed .....
Date 01/11/05

Normas Design
Ph: (08) 8927 0266 Fax: (08) 8927 3739
email: normas@normasdesign.com.au

PROPOSED GRANDSTAND & CHANGEROOMS TO THE TRACY VILLAGE SOCIAL & SPORTS CLUB ON LOT 9784 TAMBLING TERRACE TOWN OF NIGHTCLIFF

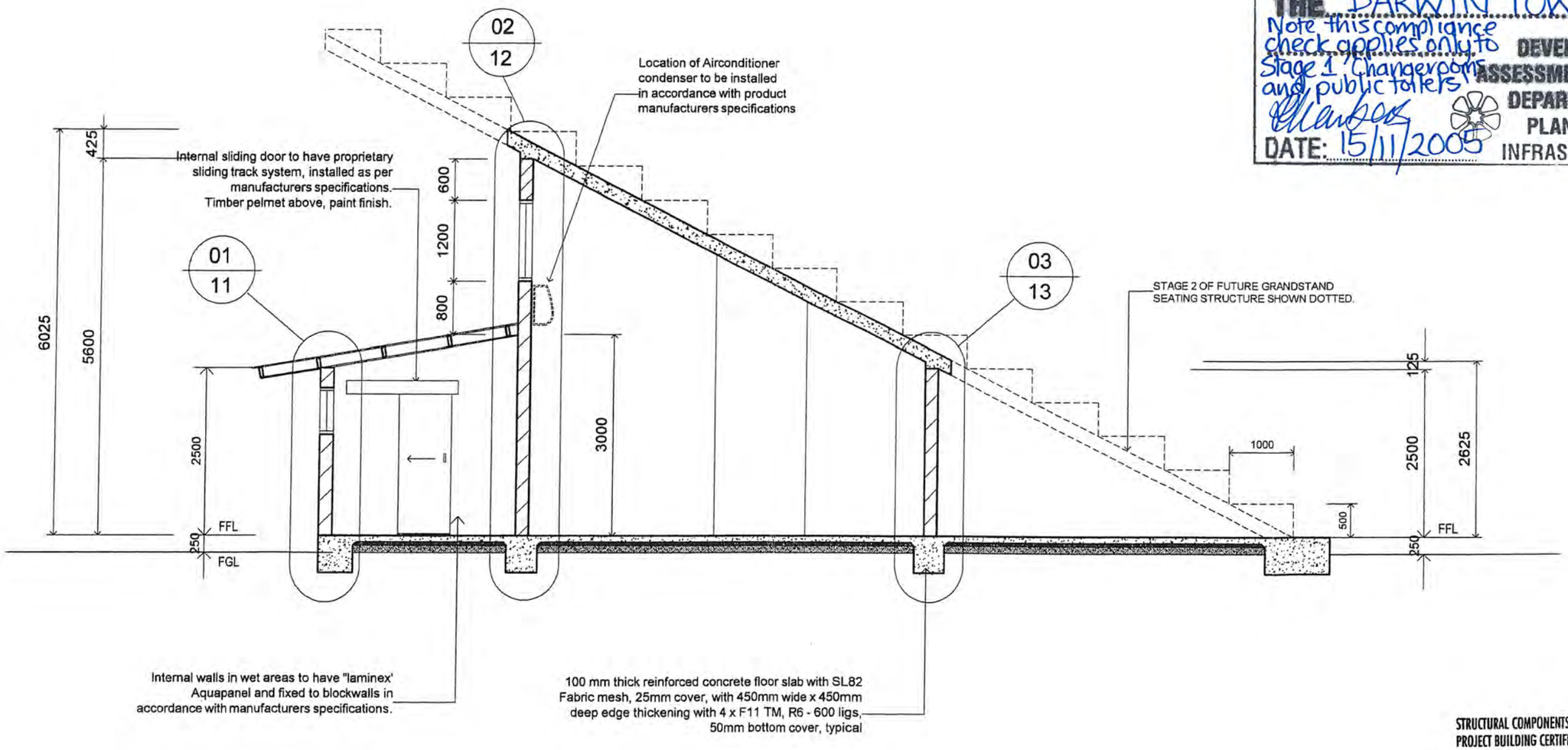
ELEVATIONS

26-07-2005 ND/TVC GS004

elevations

scale: 1:100@A2

THESE DRAWINGS COMPLY WITH THE RELEVANT PROVISIONS OF THE DARWIN TOWN PLAN
Note this compliance check applies only to Stage 1 Changerooms and public toilets
DEVELOPMENT ASSESSMENT SERVICES
DEPARTMENT OF PLANNING & INFRASTRUCTURE
DATE: 15/11/2005
4/6



STRUCTURAL COMPONENTS CONCURRED WITH B' PROJECT BUILDING CERTIFIERS PTY. LTD.
A.C.N. 070 843 971

Signed .....
Date 01/11/05

section a - a

scale: 1:50 @ A 2

Normia Design
Ph: (08) 8927 0500 Fax: (08) 8927 3739
email: norman@normandesign.com.au

PROPOSED GRANDSTAND & CHANGEROOMS TO THE TRACY VILLAGE SOCIAL & SPORTS CLUB ON LOT 9784 TAMBLING TERRACE TOWN OF NIGHTCLIFF

SECTION

27-07-2005 ND/TVC GS005

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 54 and 55

DEVELOPMENT PERMIT

DP06/0140

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 09775

Town of Nightcliff

28 TAMBLING TCE, LYONS

APPROVED PURPOSE

To use and develop the land for the purpose of a licensed canteen, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

None.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the Planning Act, this permit will lapse two years from the date of issue.

JOHN PINNEY
Delegate
Development Consent Authority

24/02/2006

DEVELOPMENT PERMIT

DP06/0140

SCHEDULE OF CONDITIONS

1. Prior to the commencement of works (including site preparation works), a full set of amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show the inclusion of a waste bin storage area consistent with Darwin City Council requirements.

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.

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. Storage for waste disposal bins is to be provided to the requirements of Darwin City Council to the satisfaction of the consent authority.

5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, stormwater drainage, sewerage facilities and electricity, to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 54 and 55

DEVELOPMENT PERMIT

DP06/0618

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 09775

Town of Nightcliff

28 TAMBLING TCE, LYONS

APPROVED PURPOSE

To use and develop the land for the purpose of a temporary demountable structure for use as a clubroom, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clause 21.2 (Reduction in Parking Requirements) of the Darwin town Plan 1990 (as amended).

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the Planning Act, this permit will lapse two years from the date of issue.

PETER McQUEEN
Delegate
Development Consent Authority

18/12/2006

DEVELOPMENT PERMIT

DP06/0618

SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings numbered 2006/0912/1 and 2006/0912/2, 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 water supply, drainage, sewerage facilities and electricity and telecommunication services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

3. Before the use of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.

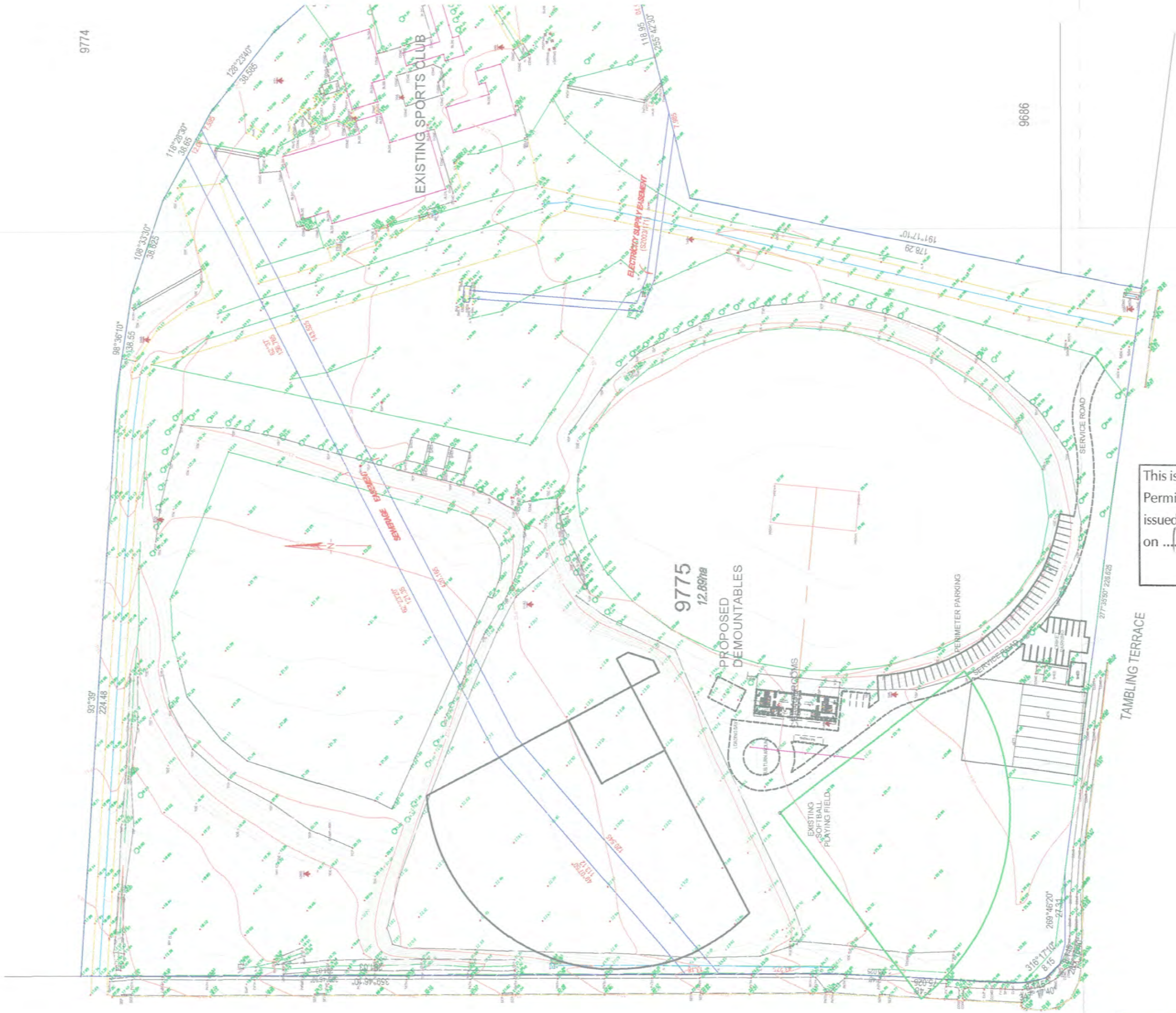
4. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

5. The approved demountable is to be removed from the site within four (4) years of the date of issue of this permit.

Note:

The demountable structure is to constructed and comply with the requirements of the Building Act.

58



This is the drawing referred to in Development Permit No. DP06/0618
issued by the Development Consent Authority
on 18.12.2006
Delegate of Authority

PROPOSED TEMPORARY CLUBROOM TO THE TRACY VILLAZ OVAL & SPORTS CENTRE, TAMBLING TERRACE TOWN OF MIDVALE

OVERALL SITE PLAN

14-10-06 ND/TVC DM001

overall master plan

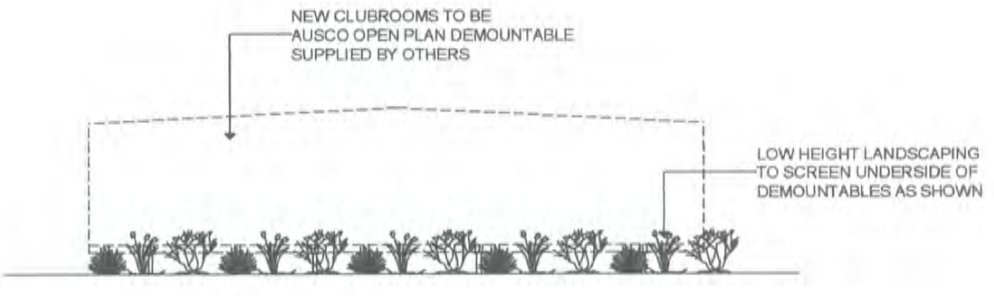
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Drawing No:
2006/0912/1



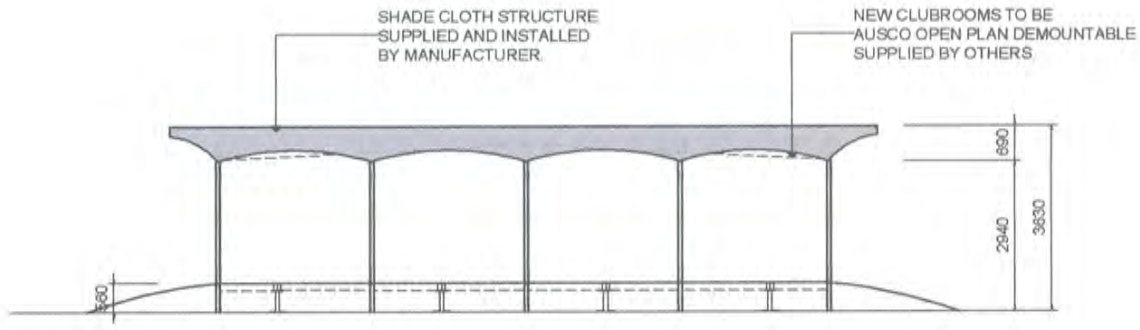
locality plan

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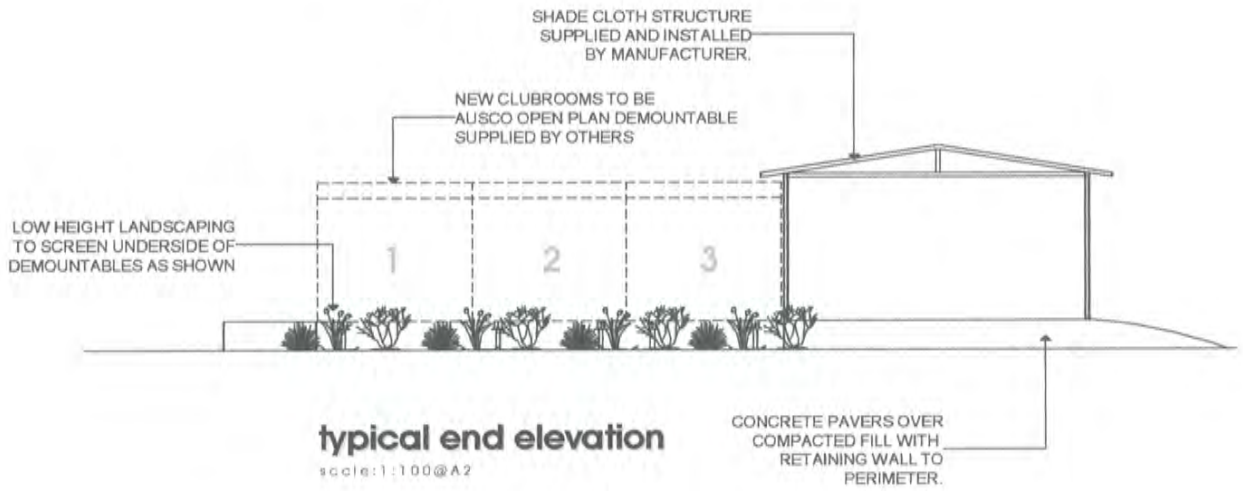
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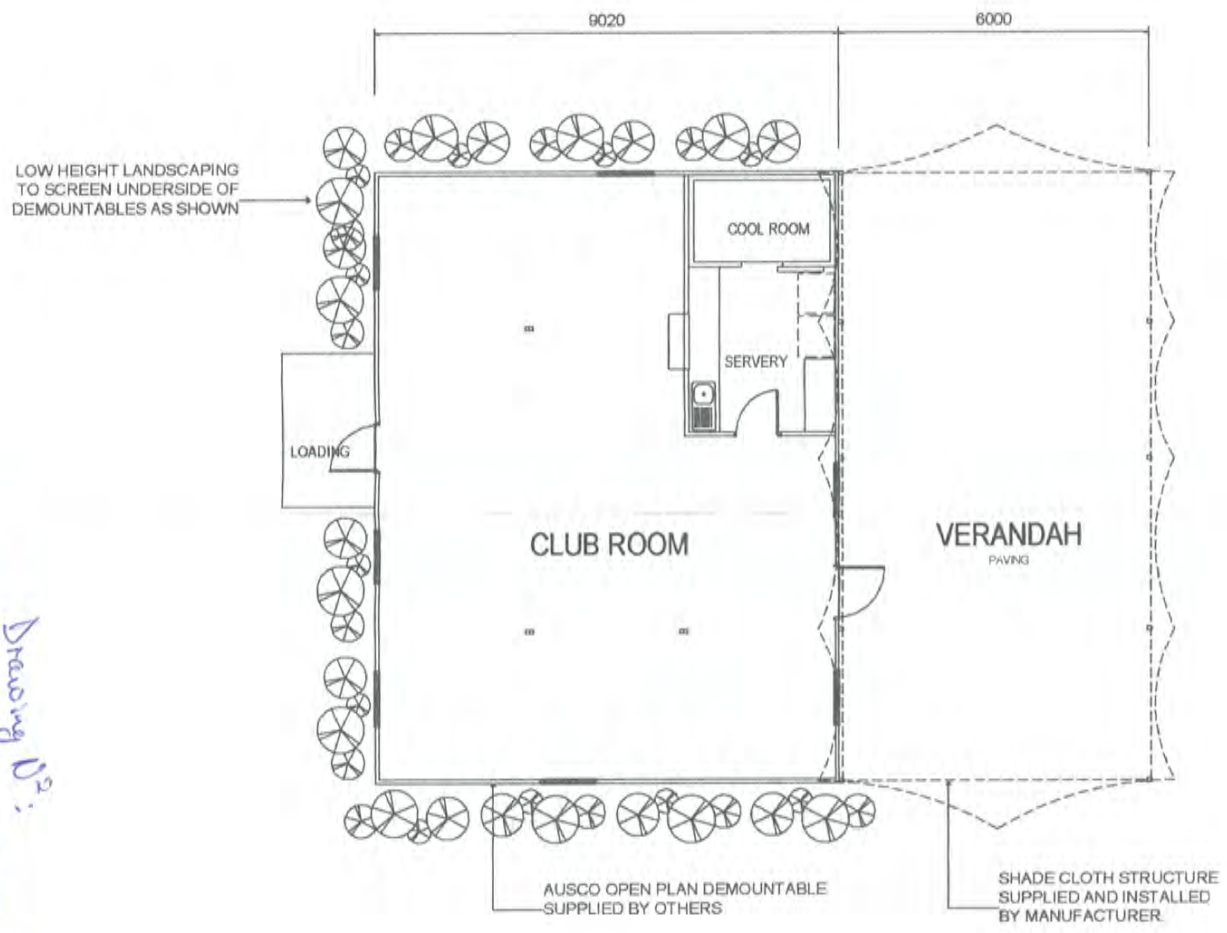
east elevation

scale:1:100@A2



typical end elevation

scale:1:100@A2



floor plan

scale:1:100@A2

This is the drawing referred to in Development Permit No. DP06/0618 issued by the Development Consent Authority on 18-12-2006

Delegate of Authority

Drawing No: 2006/0912/2

Norman Designs
Ph: (08) 8927 0244 Fax: (08) 8927 3739
email: norman@normandesign.com.au

PROPOSED TEMPORARY CLUBROOM TO THE TRACY VILLAGE SOCIAL & SPORTS CLUB ON LOT 9784 TAMBLING TERRACE TOWN OF NIGHTCLIFF

PLAN & ELEVATIONS

22-11-2006 ND/TVC DM003

S4

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 54 and 55

DEVELOPMENT PERMIT

DP09/0327

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 09775

Town of Nightcliff

28 TAMBLING TCE, LYONS

APPROVED PURPOSE

To use and develop the land for the purpose of refurbishment and extensions to existing buildings (licensed club), in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

None.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the Planning Act, this permit will lapse two years from the date of issue.

PETER McQUEEN
Delegate
Development Consent Authority

/ /2009

DEVELOPMENT PERMIT

DP09/0327

SCHEDULE OF CONDITIONS

1. Works carried out under this permit shall be in accordance with drawings numbered 2009/0076/1 through to 2009/0076/3 endorsed as forming part of this permit.

2. Storage for waste disposal bins is to be provided to the requirements and satisfaction of Darwin City Council.

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. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the buildings.

5. Before the use or occupation of the development starts, the areas set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
   (a) constructed;
   (b) properly formed to such levels that they can be used in accordance with the plans;
   (c) surfaced with an all-weather-seal coat; and
   (d) drained; and
   (e) line marked to indicate each car space;
   to the satisfaction of the consent authority.

   Car spaces, access lanes and driveways must be kept available for these purposes at all times.

6. Parking signs to the satisfaction of the consent authority must be provided directing drivers to the areas set aside for car parking and must be located and maintained to the satisfaction of the consent authority. The area of each sign must not exceed 0.3 square metres.

7. Storm water is to be collected and discharged into the drainage network to the technical standards of and at no cost to Darwin City Council.

8. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and telecommunication services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

9. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
   (a) transport of materials, goods or commodities to or from the land;
   (b) appearance of any building, works or materials; emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
   (c) presence of vermin;
   (d) any other way.

DEVELOPMENT PERMIT

DP09/0327

10. Deliveries to and from the site through Denimila Terrace driveway access (including waste collection), and the loading and unloading of goods, must only take place between:
    7.00am and 7.00pm Monday to Friday; and
    8.00am and 5.00pm Saturday and Sunday.

11. The proposed driveway access from Danimila Terrace to the site shall be limited to use by service vehicles only, no staff parking access and controlled by electronic gate system, meeting Darwin City Council requirements.

12. All air conditioning condensers are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the Development Consent Authority.

13. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.

NOTE

1. The development and use hereby permitted must be designed, constructed, registered and operate in accordance with the Building Code of Australia, the NT Public Health Act and Regulations, the NT Food Act, National Food Safety Standards.

2. Notwithstanding the approved plans, any signage is subject to separate Council approval.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - Section 57(3)

VARIATION OF CONDITIONS

DP09/0327A

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 09775

Town of Nightcliff

28 TAMBLING TCE, LYONS

VARIATION

Consent is granted to vary Development Permit DP09/0327 for the purpose of the following:

1. addition of 2 outdoor smoking areas, and
2. roof structure over existing beer garden area.

All changes are in accordance with drawing numbers 2009/0076/A1 and 2009/0076/A2 endorsed as forming part of this permit.

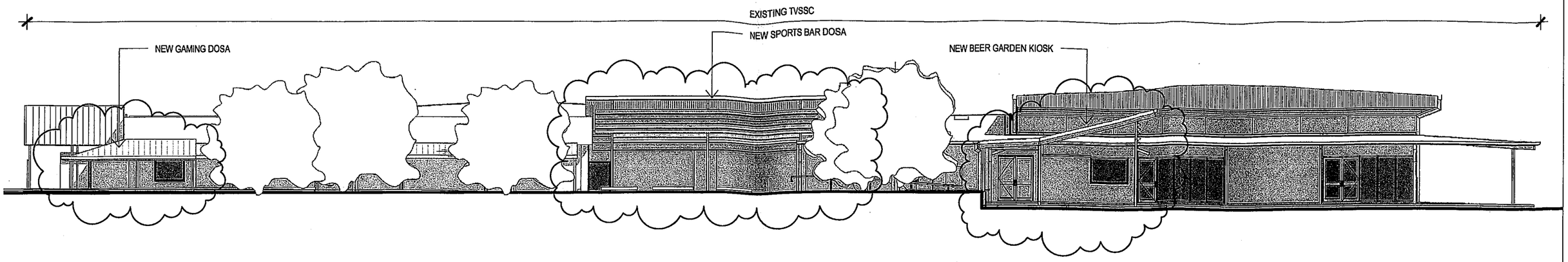
In all other respects Development Permit DP09/0327 remains unchanged.

BASE PERIOD OF THE PERMIT

This permit does not extend the base period of the original permit.

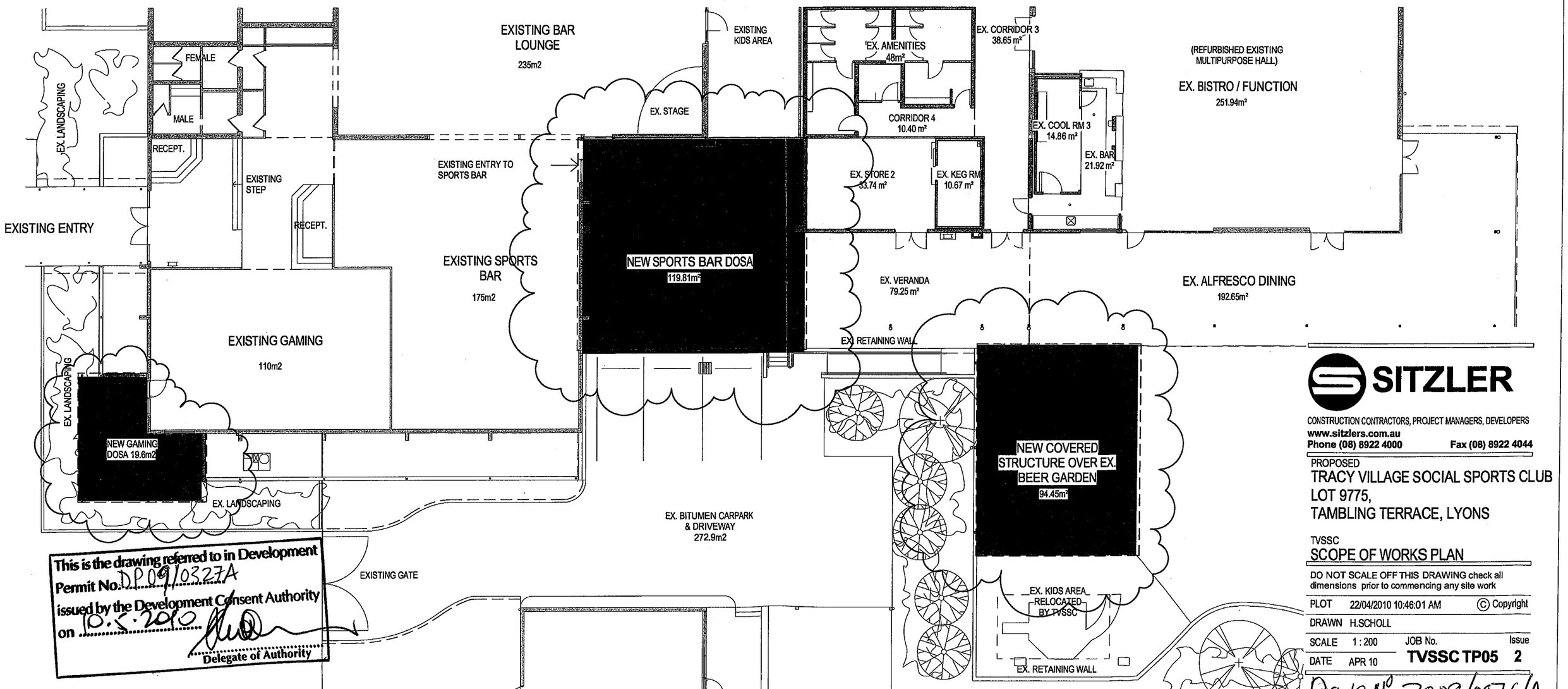
PETER McQUEEN
Delegate
Development Consent Authority

10 / 5 /2010



SOUTH ELEVATION

SCALE: 1 : 200 @ A3



This is the drawing referred to in Development Permit No. DP09/0327A issued by the Development Consent Authority on 10.5.2010

Delegate of Authority

SITZLER

CONSTRUCTION CONTRACTORS, PROJECT MANAGERS, DEVELOPERS
www.sitzlers.com.au
Phone (08) 8922 4000 Fax (08) 8922 4044

PROPOSED
TRACY VILLAGE SOCIAL SPORTS CLUB
LOT 9775,
TAMBLING TERRACE, LYONS

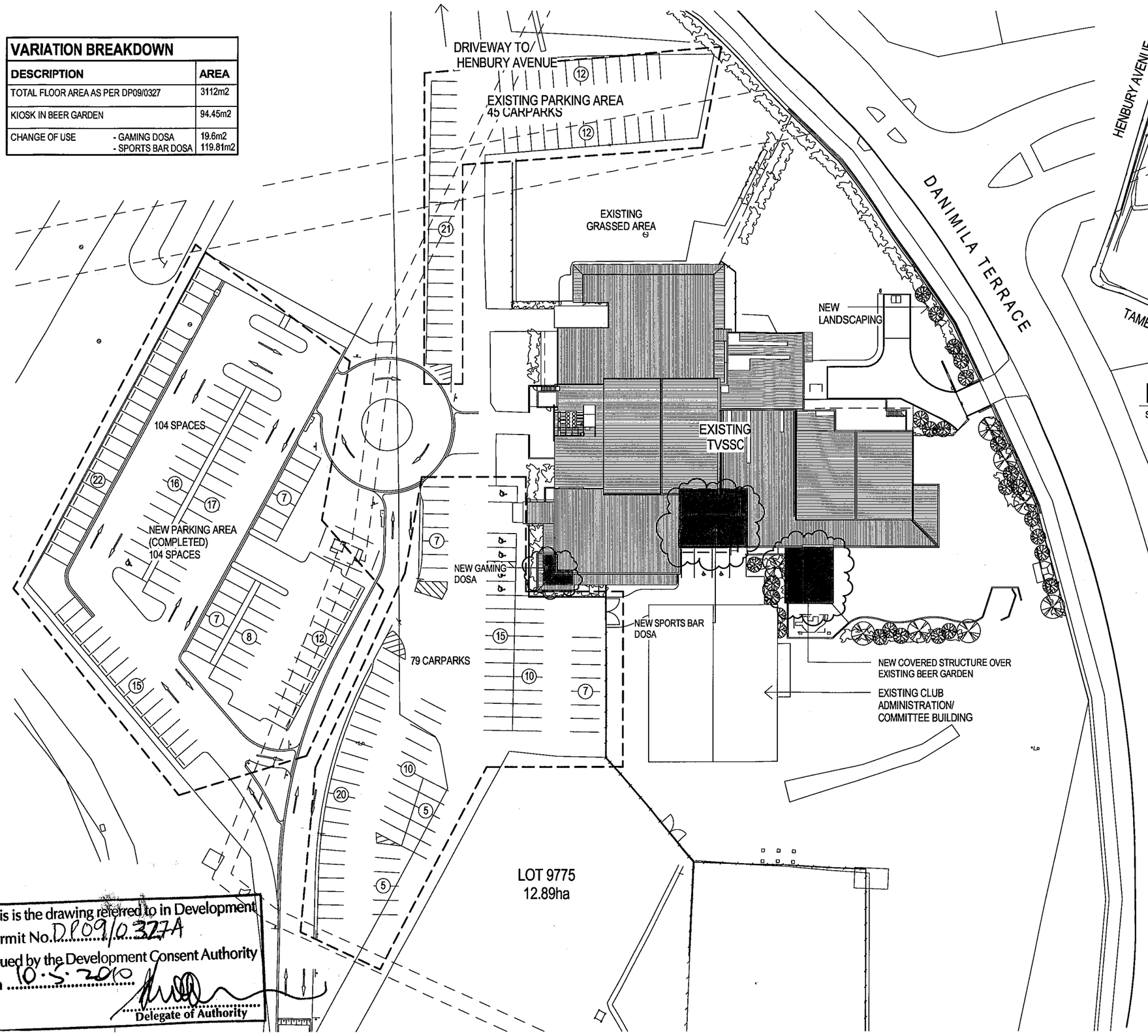
TVSSC
SCOPE OF WORKS PLAN

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DATE	APR 10	TVSSC TP05	2

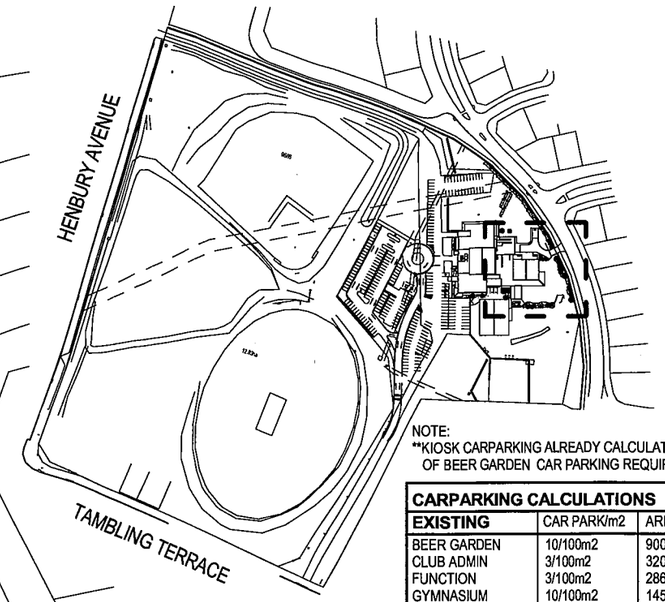
Drwg No. 2009/0076/A1

VARIATION BREAKDOWN		
DESCRIPTION		**AREA**
TOTAL FLOOR AREA AS PER DP09/0327		3112m2
KIOSK IN BEER GARDEN		94.45m2
CHANGE OF USE	- GAMING DOSA - SPORTS BAR DOSA	19.6m2 119.81m2



ROOF PLAN

SCALE: 1 : 750 @ A3



LOCALITY PLAN

SCALE: 1 : 5000 @ A3

NOTE:
**KIOSK CARPARKING ALREADY CALCULATED AS PART OF BEER GARDEN CAR PARKING REQUIRMENTS

CARPARKING CALCULATIONS			
EXISTING	CAR PARK/m2	AREA	No. REQ'D
BEER GARDEN	10/100m2	900m2	90
CLUB ADMIN	3/100m2	320m2	9.6
FUNCTION	3/100m2	286m2	8.6
GYMNASIUM	10/100m2	145m2	14.5
GYMNASIUM (CHANGE OF EXIST USE)	10/100m2	320m2	32
ALFRESCO	3/100m2	206m2	6.2
BEER GARDEN	10/100m2	935m2	93.5
SUB TOTAL	(AS PER DP09/0327)		254.4
NEW	CAR PARK/m2	AREA	No. REQ'D
KIOSK	10/100m2	94.45m2	0**
SPORTS BAR DOSA	10/100m2	119.81m2	12
GAMING DOSA	10/100m2	19.6m2	2
SUB TOTAL	(NEW PROPOSAL)		14
TOTAL			268.4
CREDITS	CAR PARK/m2	AREA	No. REQ'D
EX. BEER GARDEN	10/100m2	900m2	90
PART CLUB ADMIN (CHANGED TO GYM)	7/100m2	175m2	12.8
DEMOLISHED BUILDING (GYM)	10/100m2	145m2	14.5
TOTAL			117.3
TOTAL REQUIRED DP09/0327			**137.1**
TOTAL REQUIRED NEW			**151.1**
TOTAL PROVIDED			**228**

This is the drawing referred to in Development Permit No. DP09/0327A issued by the Development Consent Authority on 10.5.2010

Delegate of Authority

SITZLER

CONSTRUCTION CONTRACTORS, PROJECT MANAGERS, DEVELOPERS
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Phone (08) 8922 4000 Fax (08) 8922 4044

PROPOSED
TRACY VILLAGE SOCIAL SPORTS CLUB
LOT 9775,
TAMBLING TERRACE, LYONS

TVSSC
SITE PLAN

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DATE	APR 10	**TVSSC TP04**	**2**

Drwg 2009/0076/A2

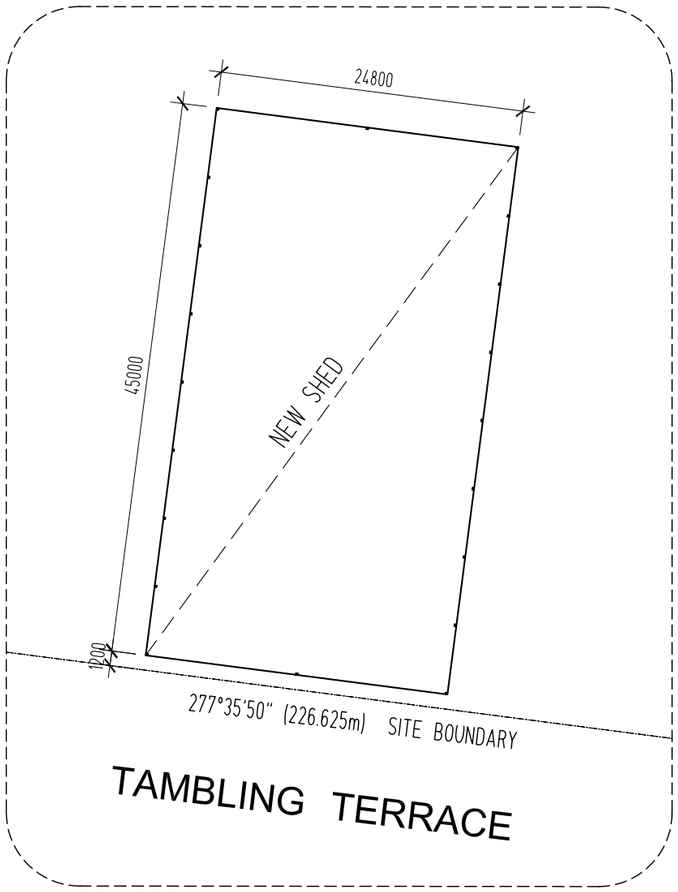
THE DEVELOPMENT OF
Shade Structure
.....

SHOWN ON THIS PLAN COMPLIES WITH THE RELEVANT PROVISIONS OF THE NT PLANNING SCHEME

SIGNATURE:.....

DATE: 14 March 2019

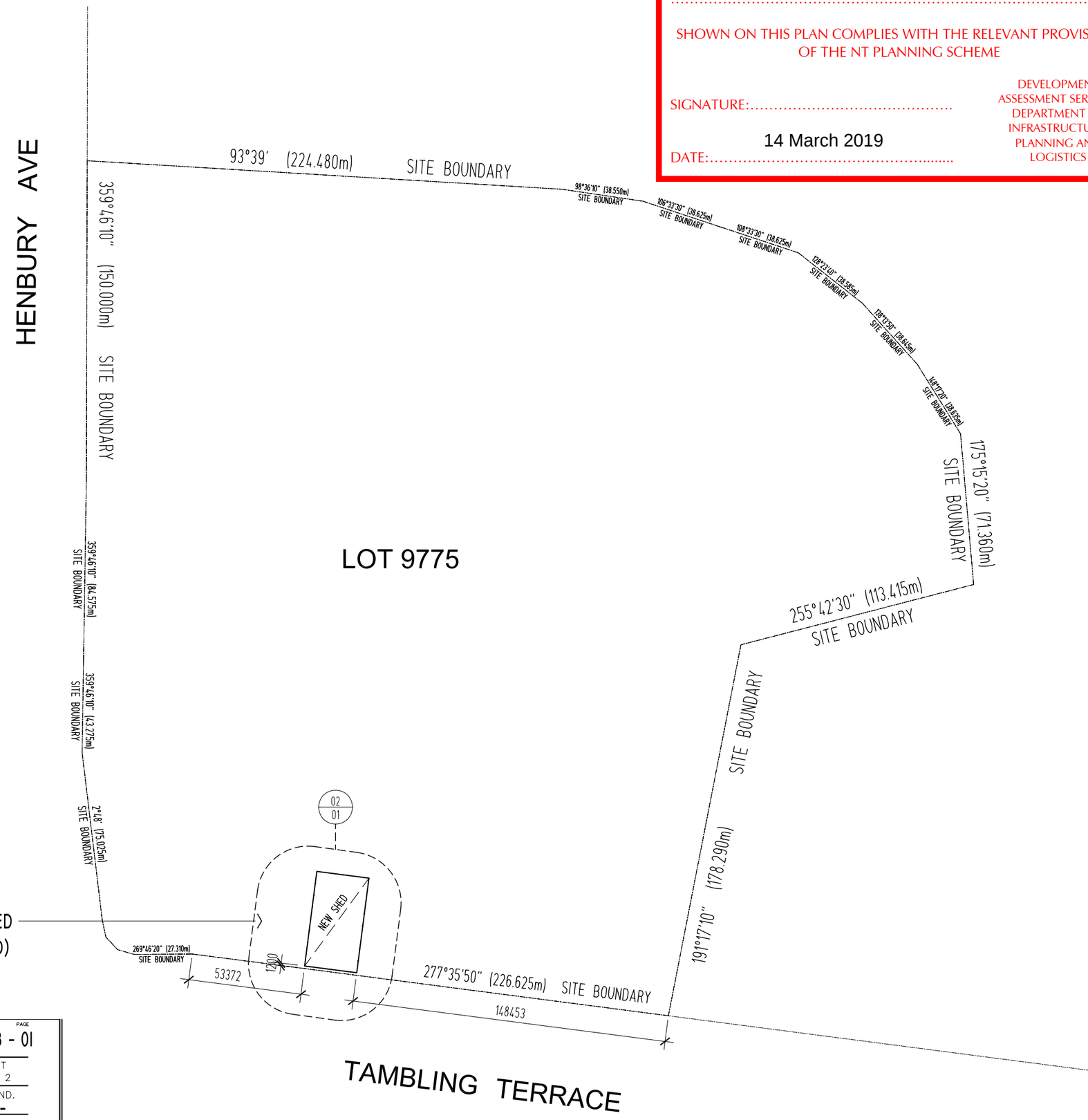
DEVELOPMENT ASSESSMENT SERVICES
DEPARTMENT OF INFRASTRUCTURE, PLANNING AND LOGISTICS



02/01 DETAIL
SCALE 1:500 @A3



01/01 SITE PLAN
SCALE 1:2000 @A3



NTDe PTY LTD
Email: admin@ntde.com.au
P: (08) 89452100 M: 0409090238
www.ntde.com.au

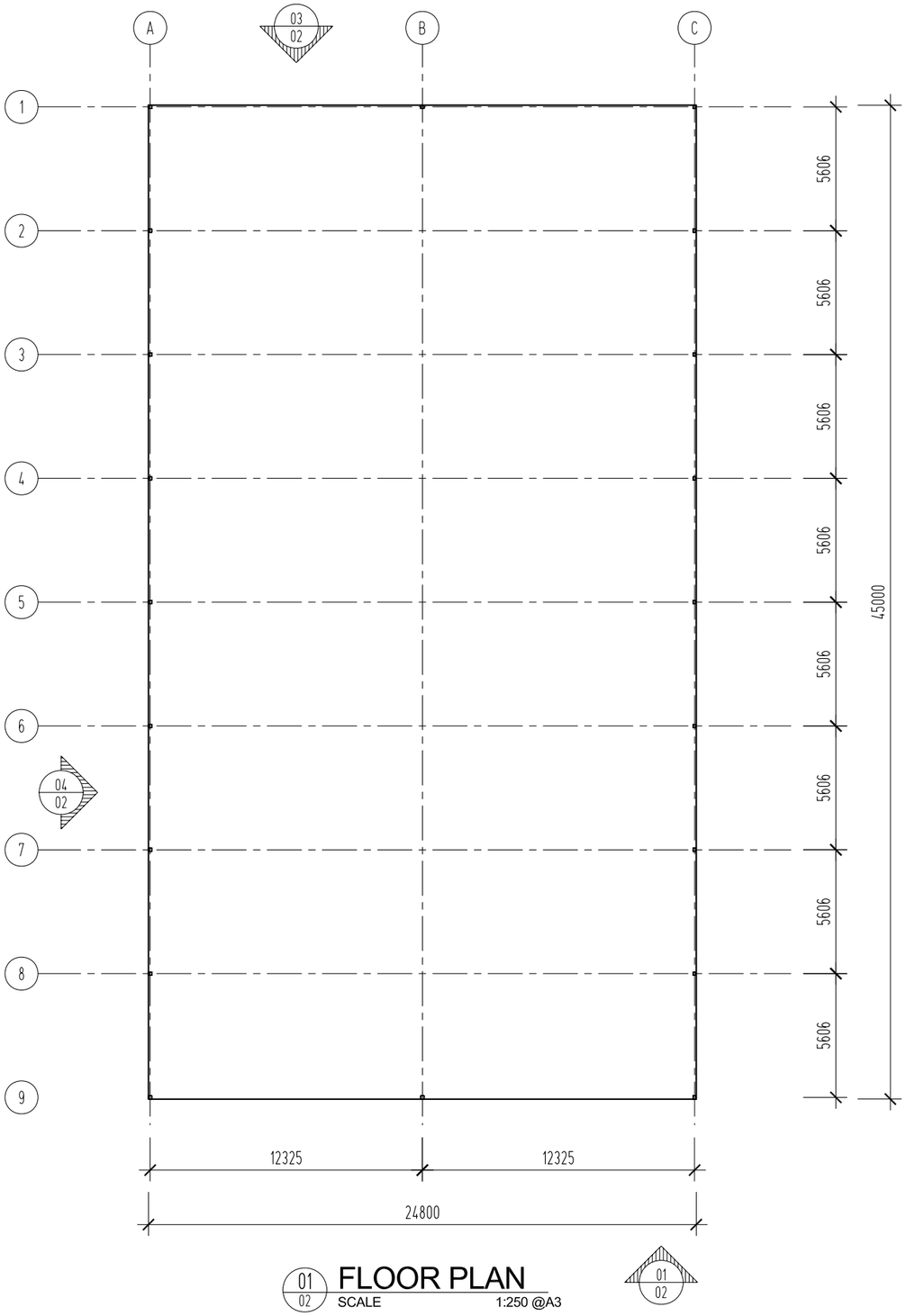
PROJECT
SITE PLAN
PROPOSED NEW SHED (BY WIDESPAN SHED)
LOT 9775 TAMBLING TERRACE,
LYONS, NT

CLIENT : TRACY VILLAGE CRICKET CLUB INC.

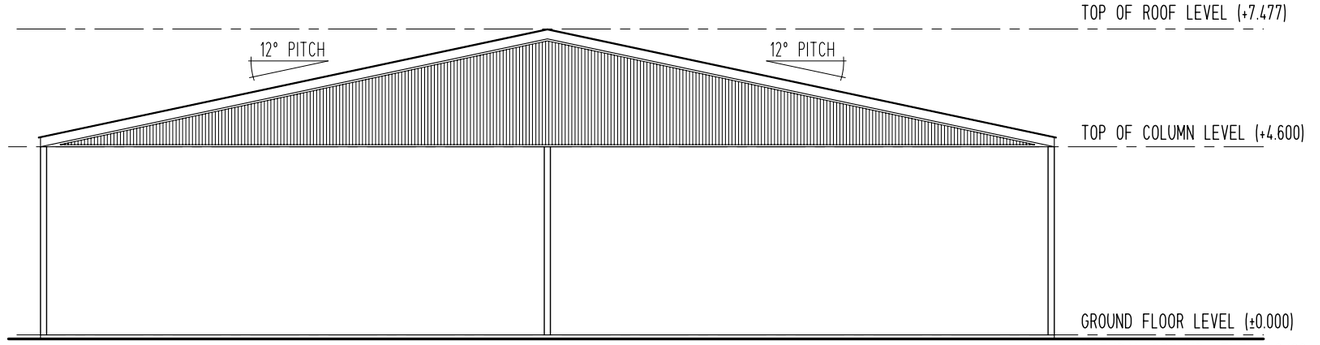
PROJECT NUMBER: NTDe-0432/A/18 - 01
PAGE

DATE	SHEET
4 Mar 2019	1 OF 2
DRAWN	AMEND.
NTDe-Nicko	----

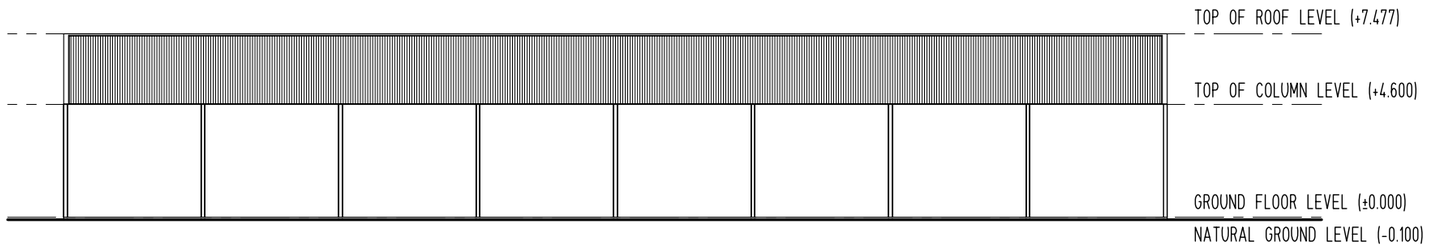
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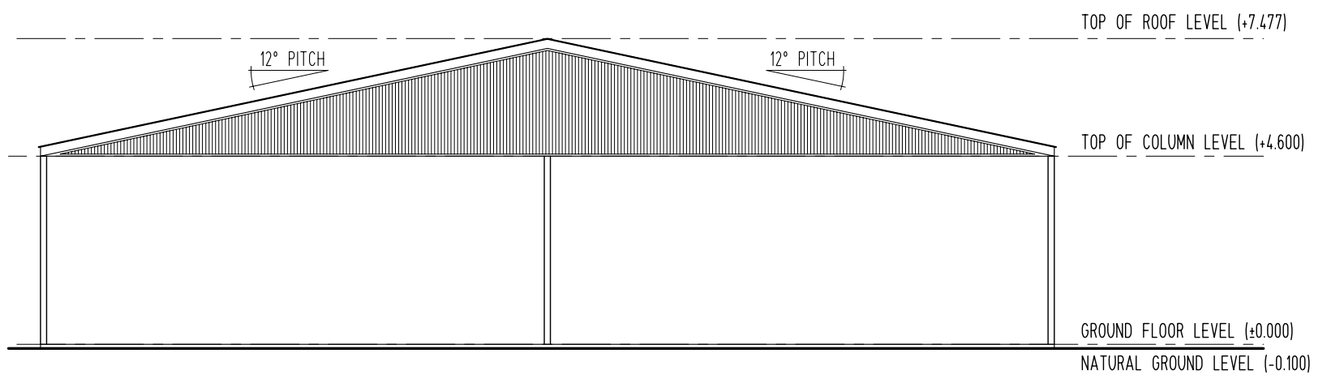
01 02 FLOOR PLAN
SCALE 1:250 @A3



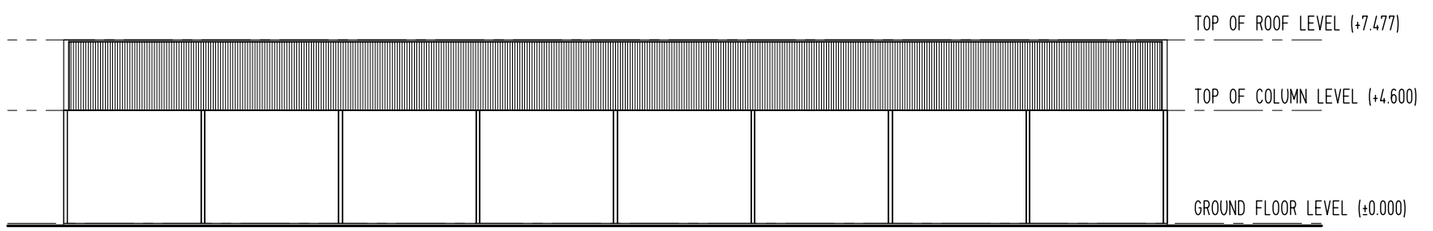
01 02 ELEVATION
SCALE 1:150 @A3



02 02 ELEVATION
SCALE 1:250 @A3



03 02 ELEVATION
SCALE 1:150 @A3



04 02 ELEVATION
SCALE 1:250 @A3

...ATIONS
...ESPAN SHED)
...INC.

PROJECT NUMBER: NTDe-0432/A/18 - 02
PAGE: 02

DATE	SHEET
4 Mar 2019	2 OF 2
DRAWN	AMEND.
NTDe-Nicko	----

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Check all dimensions prior to commencing any site work

THE DEVELOPMENT OF
Shade Structure

SHOWN ON THIS PLAN COMPLIES WITH THE RELEVANT PROVISIONS OF THE NT PLANNING SCHEME

SIGNATURE:.....

DEVELOPMENT ASSESSMENT SERVICES
DEPARTMENT OF INFRASTRUCTURE, PLANNING AND LOGISTICS

DATE: 14 March 2019

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP2026/0217

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 09775
Town of Nightcliff
28 TAMBLING TCE, LYONS

APPROVED PURPOSE

To use and develop the land for the purpose of a telecommunications facility comprising a 30m high monopole and associated antennas and equipment shelters, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Nil.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the Planning Act 1999, this permit will lapse two years from the date of issue.

MADISON HARVEY
Delegate
Development Consent Authority

20 August 2026

DEVELOPMENT PERMIT

DP2026/0217

SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings numbered 2026/0217/01 to 2026/0217/03 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.

DATUM POINT	GDA94 CO-ORDINATES	
	LATITUDE	-12.36289
	LONGITUDE	130.88904

This document contains drawing numbers:
2026/0217/01 to 2026/0217/03

Referred to in Permit No: DP2026/0217

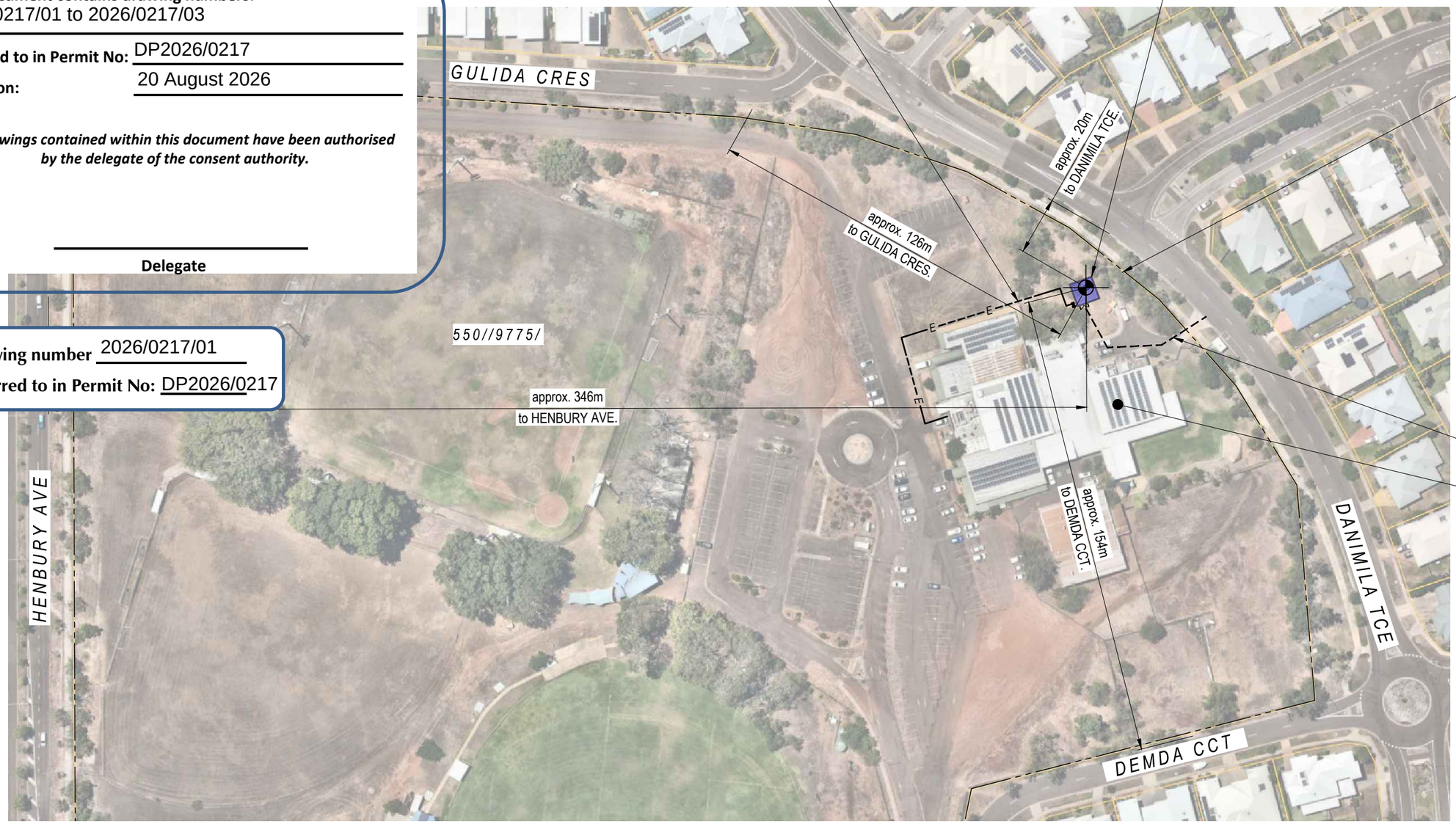
Issued on: 20 August 2026

All drawings contained within this document have been authorised by the delegate of the consent authority.

Delegate

Drawing number 2026/0217/01

Referred to in Permit No: DP2026/0217



SITE LAYOUT

SCALE 1 : 1500

NOTE:

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

REVISION	DATE	REVISION DESCRIPTION	DRAWN	DESIGNED	APPROVED
A-3	22.04.2026	ISSUED FOR APPROVAL	JY	DL	PR
A-2	13.03.2026	ISSUED FOR APPROVAL	JY	DL	PR
A-1	18.09.2023	ISSUED FOR APPROVAL	EW	EW	MH

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

AD810-003 MUIRHEAD

28 TAMBLING TERRACE, LYONS, NT 0810

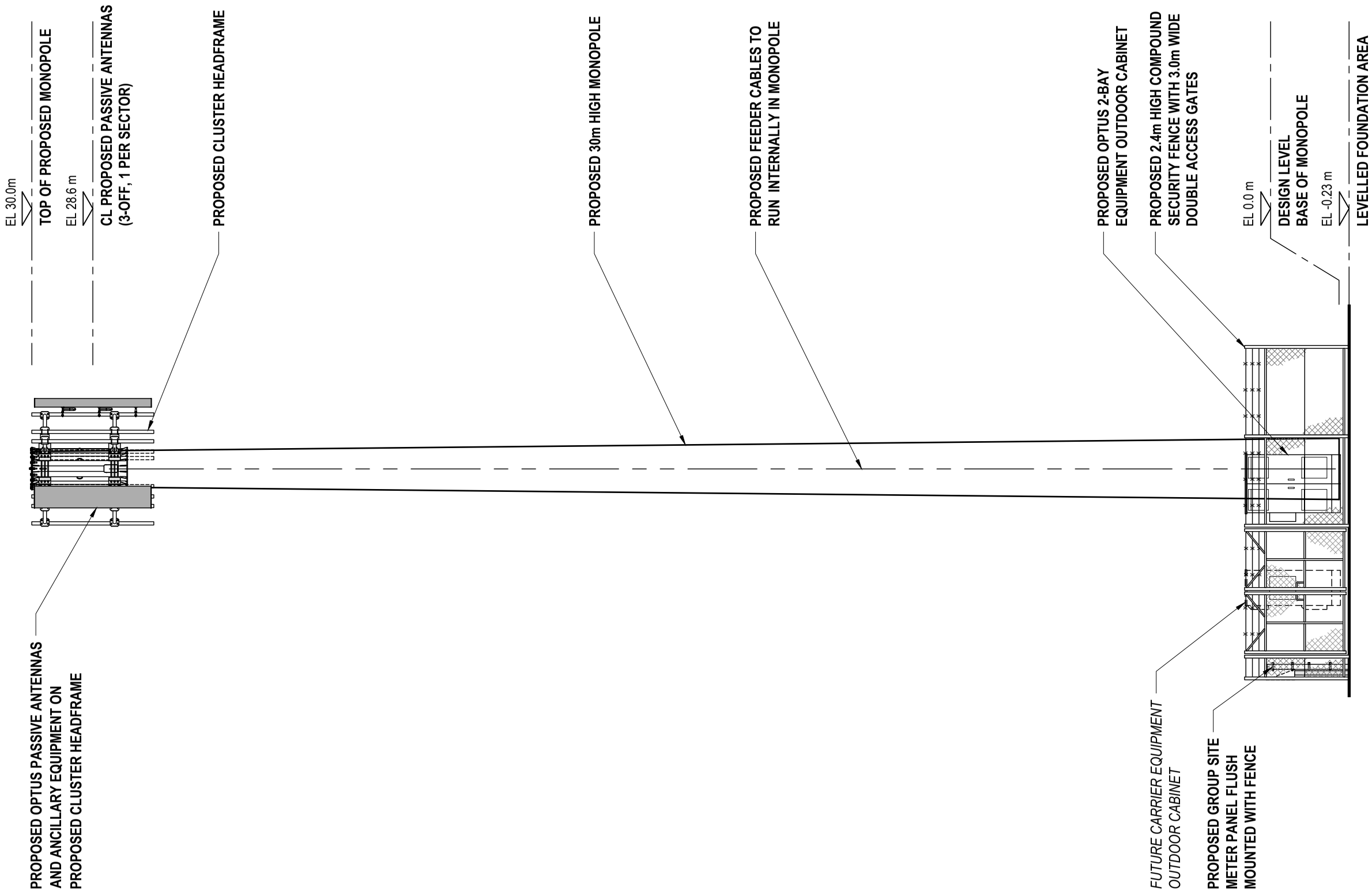
TITLE : DRAFT SITE LAYOUT

DRAWING STATUS :	DRAWING No.	REVISION
FOR APPROVAL	AD810-003-P1	A-3

SCALE 1 : 1500 AT A3

15m 0 15m 30m 45m 60m 75m

A3



SOUTHERN ELEVATION
SCALE 1 : 100

Drawing number 2026/0217/02
Referred to in Permit No: DP2026/0217

REVISION	DATE	REVISION DESCRIPTION	DRAWN	DESIGNED	APPROVED
A-3	22.04.2026	ISSUED FOR APPROVAL	JY	DL	PR
A-2	13.03.2026	ISSUED FOR APPROVAL	JY	DL	PR
A-1	18.09.2023	ISSUED FOR APPROVAL	EW	EW	MH

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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

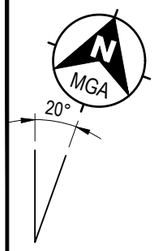
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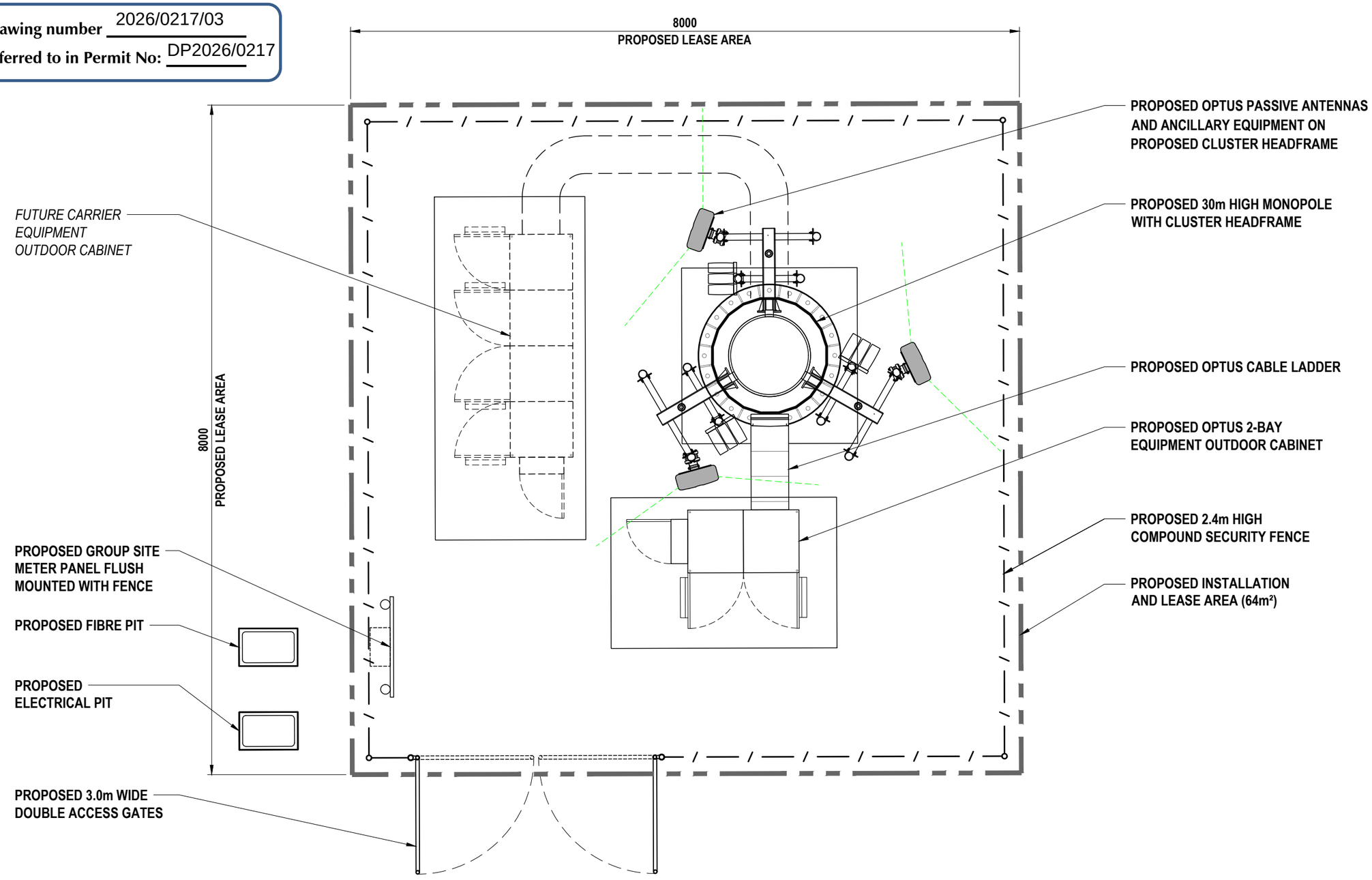
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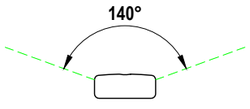
Drawing number 2026/0217/03

Referred to in Permit No: DP2026/0217





ANTENNA BEAM WIDTH SETOUT:



PASSIVE:
140° BEAM WIDTH

SITE SETOUT PLAN

SCALE 1 : 50

REVISION	DATE	REVISION DESCRIPTION	DRAWN	DESIGNED	APPROVED
A-3	22.04.2026	ISSUED FOR APPROVAL	JY	DL	PR
A-2	13.03.2026	ISSUED FOR APPROVAL	JY	DL	PR
A-1	18.09.2023	ISSUED FOR APPROVAL	EW	EW	MH

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347 Kent Street, Sydney, NSW 2000
www.waveconn.com

AD810-003 MUIRHEAD

28 TAMBLING TERRACE, LYONS, NT 0810

TITLE : DRAFT SITE LAYOUT

DRAWING STATUS :	DRAWING No.	REVISION
FOR APPROVAL	AD810-003-P2	A-3

SCALE 1 : 50 AT A3

500 0 500 1000 1500 2000 2500

A3

Development Consent Authority
Northern Territory

GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6046
Email: das.ntg@nt.gov.au

In reply please quote: PA2026/0217

Mr Mark Baade
SAQ Consultants Pty Ltd
PO Box 50
Clayfield QLD 4011

Via email: mark@saqconsulting.com.au

Dear Mr Baade

NOTICE OF CONSENT (SECTION 53B OF THE *PLANNING ACT 1999*)
LOT 9775 (28) TAMBLING TERRACE, LYONS, TOWN OF NIGHTCLIFF

The Development Consent Authority has determined, pursuant to section 53(a) of the *Planning Act 1999*, grant consent to the proposal to use and develop the abovementioned land for the purpose of Telecommunications facility with 30m high monopole and associated antennas and equipment shelters, subject to the conditions specified on the attached Development Permit DP2026/0217.

Reasons for the Determination

1. The application sought consent for a telecommunications facility comprising a 30m high monopole and associated antennas and equipment shelters at Lot 9775 (28) Tambling Terrace, Lyons, Town of Nightcliff (the site). The proposed development is located within the Zone OR (Organised Recreation) portion of the site and is intended to improve Optus 4G and 5G network coverage and capacity within the surrounding area.

   At the meeting, Mr Mark Baade (SAQ Consulting, the applicant) advised that Waveconn Operations is a neutral-host infrastructure provider, with Optus as the initial carrier. The facility has been designed with sufficient compound space and structural capacity to accommodate future co-location by other telecommunications carriers.

   Mr Peter Pangquee, a member of the Authority, sought clarification regarding alternative sites. Mr Baade advised that suitable alternatives within the predominantly residential locality were limited and that the proposed location utilises an otherwise unused portion of the large site without interfering with its recreational function. Existing vegetation also provides screening from nearby residences. Ms Suzanne Philip, Chair of the Authority, noted that the Northern Territory Planning Scheme 2020 (NTPS2020) no longer requires consideration of three alternative sites for telecommunications facilities.

2. 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 NTPS2020 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.

The Authority notes that the application has been assessed against the above-mentioned provisions of the NTPS 2020 and that the proposal complies with all relevant 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.

The Authority notes the assessment against Clause 1.10(4) of the NTPS 2020, as set out 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 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.

3. Pursuant to section 51(1)(e) of the *Planning Act 1999*, the consent authority must take into consideration 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 2 weeks, between 26 June and 10 July 2026. One public submission was received during the exhibition period under Section 49 of the *Planning Act 1999*.

The Authority notes that comments and concerns raised were in relation to telecommunications infrastructure not adopting a coordinated, shared-infrastructure approach and not co-locating servicing carriers; fragmentation of Zone OR land; consideration of existing sports lighting towers as an alternative location; impact on open visual character of the recreation area and requested the facility accommodate additional telecommunication providers, an acoustic audit and a 1.5m wide native landscaping buffer around the compound.

In addition to the written submission, the Authority heard from the submitter present at the meeting through online teleconference. Mr Nick Kirlew on behalf of Plan: the Planning Action Network Inc. spoke to his submission and requested consideration of a condition requiring the facility to accommodate additional carriers. Mr Kirlew also raised concerns regarding the use of organised recreation land, the absence of additional landscaping and potential noise impacts on nearby residents.

In response, Mr Baade reiterated that future co-location forms part of Waveconn's business model and advised that the applicant would accept a co-location condition if considered appropriate by the Authority. He advised that existing vegetation provides substantial screening and additional landscaping would provide limited practical benefit. Regarding noise, Mr Baade advised that the equipment cabinets would use cooling fans rather than air-conditioning and would be required to comply with applicable NT EPA noise requirements.

The Chair noted that compliance with applicable environmental noise standards is a statutory requirement under other legislation and sought clarification regarding consultation with nearby residents. Mr Baade advised that consultation occurred through the development application exhibition process and that no submissions were received from nearby residents.

The submission received and evidence heard at the meeting have been taken into account by the Authority and carefully considered in the context of this application.

Concerns relating to not providing a coordinated, shared telecommunications infrastructure approach and the request for co-location of carriers and for the existing sports lighting towers as an alternative location, are not specific requirements within the *Planning Act 1999* or the NTPS 2020, and the Authority notes it can only consider the application before it.

Concerns regarding the proposed developments alignment with the purpose and outcomes of Zone OR, impact on the visual character of the recreation area and request for a landscaping buffer are addressed at section 2 of these reasons.

4. 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 Authority notes that 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.

5. 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 Authority notes that 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.

Right of Review

Applicants are advised that a right of review to the Northern Territory Civil and Administrative Tribunal exists under Part 9 of the *Planning Act 1999*. An application for a review under section 114 against a determination of a development application must be made within 28 days of the service of this notice.

The Northern Territory Civil and Administrative Tribunal can provide information regarding the Notice of Review form and fees payable. The address for lodgement of a Notice of Review is: Northern Territory Civil and Administrative Tribunal, PO Box 41860 CASUARINA NT 0810 or Level 1, The Met Building, 13 Scaturchio Street, CASUARINA NT 0810 (Telephone: 08 8944 8720 or Facsimile 08 8922 7201 or email AGD.ntcat@nt.gov.au).

There is no right of review by a third party under Part 9 of the Planning Act 1999 in respect of this determination.

If you have any queries in relation to this Notice of Consent or the attached Development Permit, please contact Development Assessment Services on telephone (08) 8999 6046.

Yours faithfully



Madison Harvey
Delegate
20 August 2026

Attachment

cc City of Darwin
Submitter