From:	Cat Tatam
To:	Sam Pallet
Subject:	RE: "PA2026/0263 Lot 09775 Town of Nightcliff" Professional Planner Assigned
Date:	Wednesday, 5 August 2026 5:25:10 PM
Attachments:	image001.png Exhibition Signage Locations.pdf

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Hi Sam,

I see you have been assigned the Tracy Village application – PA2026/0263.

Would you be able to please confirm the proposed signage locations that I have shown attached are acceptable? I also note that there are technically five (5) road frontages (Tambling, Henbury, Danimila, Gulida and Galangwa), so just confirming that three (3) signs are all that is required?

Appreciate your assistance.

Thanks,
Cat

Catriona Tatam, MPIA
Town Planning Consultant
e: cat@tatamplanningco.com.au
m: 0415 933 635
w: www.tatamplanningco.com.au

ABN: 2625 1369 768

At Tatam Planning Co. we value and respect flexible work arrangements. Although I have sent this at a time that is convenient for me, it is not my expectation that you read, respond or follow up on this email outside your hours of work.

From: das.ntg@nt.gov.au <das.ntg@nt.gov.au>
Sent: Wednesday, 5 August 2026 3:28 PM
To: Cat Tatam <cat@tatamplanningco.com.au>
Subject: 'PA2026/0263 Lot 09775 Town of Nightcliff' Professional Planner Assigned

Dear Cat,

Sam Pallet has been assigned to manage your application and to perform a technical assessment

After the Exhibition period has been completed you will be sent an email advising when the submissions and technical assessment of your application are available through the Lodge and Track website.

If you have any enquiries, please feel free to contact Development Assessment Services Darwin, 8999 6046.

Kind Regards,
Development Assessment Services

NORTHERN TERRITORY GOVERNMENT

EXHIBITION SIGN LOCATIONS

TRACY VILLAGE SPORTING PRECINCT

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



LEGEND

- SUBJECT SITE
- EXHIBITION SIGNS

tatam planning co.

N

Metres 50 100

nrmaps.nt.gov.au

Geospatial Services Unit

Department of Lands, Planning and Environment

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From: Sam Pallet
To: "Cat Tatam"
Subject: TRM: RE: "PA2026/0263 Lot 09775 Town of Nightcliff" Professional Planner Assigned
Date: Thursday, 6 August 2026 11:28:00 AM
Attachments: image002.png
image004.png

Hello Cat, thanks for providing the exhibition sign locations and I appreciate the site has technically 5 street frontages under Section 6A(3)(a) of the NT Planning Regulations 2000.

I think a sign might be required in front of Guilda Crescent to fully comply with the regulation. Also, could the sign in front of Dulinda Terrace be moved to the corner of Danimila Terrace and Galangwa Street and only one sign be used at the corner of Tambling Terrace and Henbury Avenue. These corner locations are still a 'reasonable distance' from each public road and would mean only 3 sign are required overall.

Regards,

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

Level 1, Energy House, 18 – 20 Cavenagh Street, Darwin
GPO Box 1680, Darwin NT 0800

Monday - 8.00am - 12.00pm
Tuesday - 8.00am - 12.00pm
Wednesday - Friday - 8.00am - 4.21pm

P: **+61 8999 6101**

E: sam.pallet@nt.gov.au

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Please consider the environment before printing this email

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Subject: RE: 'PA2026/0263 Lot 09775 Town of Nightcliff' Professional Planner Assigned

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ABN: 2625 1369 768

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Subject: 'PA2026/0263 Lot 09775 Town of Nightcliff' Professional Planner Assigned

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From:	Cat Tatam
To:	Sam Pallet
Subject:	RE: "PA2026/0263 Lot 09775 Town of Nightcliff" Professional Planner Assigned
Date:	Thursday, 6 August 2026 5:32:43 PM
Attachments:	image001.png image002.png Exhibition Signage Locations v2.pdf

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Thanks Sam – Please see phots of signage in place – along with an updated location plan based on my understanding of your advice below.

Thanks

Catriona Tatam, MPIA
Town Planning Consultant
e: cat@tatamplanningco.com.au
m: 0415 933 635
w: www.tatamplanningco.com.au

ABN: 2625 1369 768

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From: Sam Pallet <Sam.Pallet@nt.gov.au>
Sent: Thursday, 6 August 2026 9:58 AM
To: Cat Tatam <cat@tatamplanningco.com.au>
Subject: RE: 'PA2026/0263 Lot 09775 Town of Nightcliff' Professional Planner Assigned

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Subject: RE: 'PA2026/0263 Lot 09775 Town of Nightcliff' Professional Planner Assigned

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Kind Regards,
Development Assessment Services

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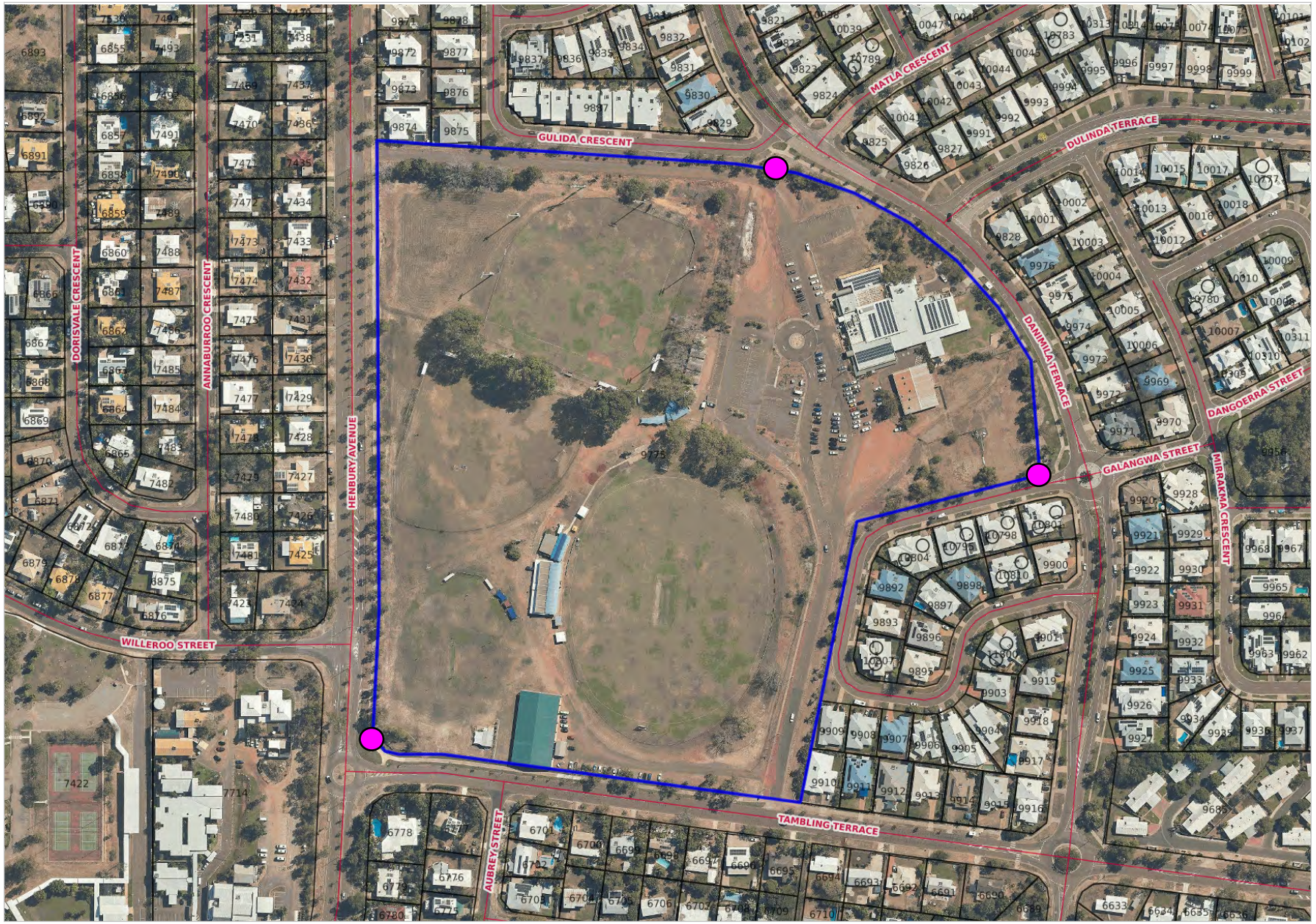
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EXHIBITION SIGN LOCATIONS

TRACY VILLAGE SPORTING PRECINCT

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



LEGEND

- SUBJECT SITE
- EXHIBITION SIGNS

tatam planning co.

N

Metres 50 100

nrmaps.nt.gov.au

Geospatial Services Unit

Department of Lands, Planning and Environment

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From: Madison Harvey
To: Cat Tatam
Cc: Sam Pallet
Subject: PA2026/0263 - exhibition period
Date: Friday, 21 August 2026 8:46:52 AM

Hi Cat

I just tried calling and left a voicemail.

I understand exhibition ends today for application PA2026/0263 at Tracey Village. However, I've realised that the *Planning Regulations 2000* prescribe a 28 day exhibition period for 'development of a bar-public, **club** or nightclub entertainment venue that is within 100 m of a residential zoned lot, other than in Zone CB'.

The proposed clubrooms are more than 100m from a residential zoned lot, however, the proposed lighting poles and sporting fields (which are associated with the club use) are within 100m of a residential lot.

My apologies for not identifying this earlier. Would it be possible to update the pink exhibition signs to reflect a revised exhibition end date of 4 September 2026?

Please let me know if this can be arranged.

Kind regards

Madison Harvey
Manager, Urban Planning
Development Assessment Services
Department of Lands, Planning and Environment

Floor 1, Energy House, 18 – 20 Cavenagh Street, Darwin City
GPO Box 1680, Darwin NT 0800

t. 08 8999 7108



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From:	Cat Tatam
To:	Madison Harvey
Cc:	Sam Pallet
Subject:	RE: PA2026/0263 - exhibition period
Date:	Friday, 21 August 2026 8:54:03 AM
Attachments:	image002.png

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Hi Madie,

Apologies, I'm in the PIA National Board meeting all day today.

I note your comments below, however the lighting towers are associated with the Leisure and Recreation use, not the club use. Whilst I understand your interpretation, I don't believe the 28-day exhibition period under the Regs should apply to the Leisure and Recreation use.

Can you please review and let me know if your advice below is maintained?

Note: available via email only, unless urgent and I can duck out of the Board meeting.

Catriona Tatam, MPIA
Town Planning Consultant
e: cat@tatamplanningco.com.au
m: 0415 933 635
w: www.tatamplanningco.com.au

ABN: 2625 1369 768



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From: Madison Harvey <Madison.Harvey@nt.gov.au>
Sent: Friday, 21 August 2026 9:17 AM
To: Cat Tatam <cat@tatamplanningco.com.au>
Cc: Sam Pallet <Sam.Pallet@nt.gov.au>
Subject: PA2026/0263 - exhibition period

Hi Cat

I just tried calling and left a voicemail.

From: Madison Harvey
To: Cat Tatam
Cc: Sam Pallet
Subject: RE: PA2026/0263 - exhibition period
Date: Friday, 21 August 2026 10:09:19 AM
Attachments: image002.png

Hi Cat

Thanks for your email, I have reviewed your response and acknowledge your view.

Notwithstanding in my view, the application should be subject to the 28 day exhibition period under the *Planning Regulations* 2000.

Please let me know if you are able to arrange the pink exhibition signs to be updated, or let me know if we can assist at all.

Kind regards

Madison Harvey
Manager, Urban Planning
Development Assessment Services
Department of Lands, Planning and Environment

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GPO Box 1680, Darwin NT 0800

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Subject: RE: PA2026/0263 - exhibition period

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Subject: PA2026/0263 - exhibition period

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My apologies for not identifying this earlier. Would it be possible to update the pink exhibition signs to reflect a revised exhibition end date of 4 September 2026?

Please let me know if this can be arranged.

Kind regards

Madison Harvey
Manager, Urban Planning
Development Assessment Services
Department of Lands, Planning and Environment

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GPO Box 1680, Darwin NT 0800

t. 08 8999 7108



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From:	Kaleb Thomas
To:	Cat Tatam
Cc:	Madison Harvey; Sam Pallet
Subject:	RE: "PA2026/0263 Lot 09775 Town of Nightcliff" Professional Planner Assigned
Date:	Tuesday, 25 August 2026 8:01:58 AM
Attachments:	image006.png image008.png image009.png image010.png

Good morning Cat

We've spoken with the Chair in relation to the number of signs required for this application.

The Chair has advised that their review of the Planning Regulations 2000 indicate that placing a sign on a street corner is not sufficient to address the intention of the Regulations, and that a dedicated sign must be placed on each road frontage adjacent to the site.

As such, this application will need to be re-advertised for a period of a 28-days, commencing once signs are placed at the interface of each street adjacent to the site.

To address the above, are you able to indicate if you'd be able to collect 2 additional stock signs, or would prefer 2 additional custom printed signs? I note if you're able to collect and fill out the stock signs, we can commence the revised exhibition period from the day after they're placed along the identified street frontages.

I also acknowledge that you queried this specific element, and that DAS then advised that 3 signs were sufficient. My sincerest apologies for this situation, including the misidentification of the club advertising requirements.

Feel free to give me a call if you would like to clarify or query the above.

Thank you

Kaleb

Kaleb Thomas
Senior Planner
Development Assessment Services
Department of Lands, Planning and Environment

Floor 1, Energy House, 18 Cavenagh Street, Darwin CIty
GPO Box 1680, Darwin City, NT 0800

t. 08 8999 7414
w. https://environment.nt.gov.au/

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From: Madison Harvey <Madison.Harvey@nt.gov.au>
Sent: Monday, 24 August 2026 3:46 PM
To: Cat Tatam <cat@tatamplanningco.com.au>
Cc: Sam Pallet <Sam.Pallet@nt.gov.au>; Kaleb Thomas <Kaleb.Thomas@nt.gov.au>
Subject: RE: 'PA2026/0263 Lot 09775 Town of Nightcliff' Professional Planner Assigned

Thanks Cat, much appreciated.

Kind regards

Madison Harvey
Manager, Urban Planning
Development Assessment Services
Department of Lands, Planning and Environment

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t. 08 8999 7108



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From: Cat Tatam <cat@tatamplanningco.com.au>
Sent: Monday, 24 August 2026 2:24 PM
To: Madison Harvey <Madison.Harvey@nt.gov.au>
Cc: Sam Pallet <Sam.Pallet@nt.gov.au>; Kaleb Thomas <Kaleb.Thomas@nt.gov.au>
Subject: RE: 'PA2026/0263 Lot 09775 Town of Nightcliff' Professional Planner Assigned

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Hi Madie,

Please see my email response to Sam's below email attached, providing original photos of the signs and an updated location plan.
Further please find photos of updated closure date on the signage – updated on Friday following our discussion around exhibition requirements.

Please let me know if you require anything else.

Thanks,
Cat

Catriona Tatam, MPIA
Town Planning Consultant
e: cat@tatamplanningco.com.au
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w: www.tatamplanningco.com.au

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Hi Cat

Further to Sam's email below, can you confirm if the below is the approx. location of the pink exhibition signs?



Kind regards

Madison Harvey
Manager, Urban Planning
Development Assessment Services
Department of Lands, Planning and Environment

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Sent: Thursday, 6 August 2026 11:28 AM

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Subject: RE: 'PA2026/0263 Lot 09775 Town of Nightcliff' Professional Planner Assigned

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Regards,

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Planner
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Department of Lands, Planning and Environment
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Appreciate your assistance.

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ABN: 2625 1369 768

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From: das.ntg@nt.gov.au <das.ntg@nt.gov.au>
Sent: Wednesday, 5 August 2026 3:28 PM
To: Cat Tatam <cat@tatamplanningco.com.au>
Subject: 'PA2026/0263 Lot 09775 Town of Nightcliff' Professional Planner Assigned

Dear Cat,

Sam Pallet has been assigned to manage your application and to perform a technical assessment

After the Exhibition period has been completed you will be sent an email advising when the submissions and technical assessment of your application are available

through the Lodge and Track website.

If you have any enquiries, please feel free to contact Development Assessment Services Darwin, 8999 6046.

Kind Regards,
Development Assessment Services

From:	Cat Tatam
To:	Kaleb Thomas
Cc:	Madison Harvey; Sam Pallet
Subject:	RE: "PA2026/0263 Lot 09775 Town of Nightcliff" Professional Planner Assigned
Date:	Wednesday, 26 August 2026 1:47:28 PM
Attachments:	image002.png image003.png Exhibition Signage Locations v3.pdf RE "PA20260263 Lot 09775 Town of Nightcliff" Professional Planner Assigned.msg
Importance:	High

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Hi Kaleb,

To close out the matter of exhibition recommencement and signage location, please find below a link to photos of signage on site yesterday (including 2 x new signs collected from DAS yesterday), as well as an updated location plan. There are a total of five (5) signs, corresponding with five (5) street frontages. For the purposes of accuracy, I note that I queried the original number of signs (being three) vs. number of street frontages (being 5) in an email to DAS on 5 August, prior to exhibition commencing. That email is attached for your records.

07 Photos – Tracy Village Revised Signage photos – placed on site 25 August 2026.

Can you please confirm in writing that the signage location is correct. Note: Signs placed on all frontages except Demda Circuit are adjacent to existing vehicle and/or pedestrian access points to the site so as to ensure maximum visibility. The Demda Circuit sign is positioned close to the roundabout with Danimila and Galangwa to maximise visibility.

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Thanks,
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Catriona Tatam, MPIA
Town Planning Consultant
e: cat@tatamplanningco.com.au
m: 0415 933 635
w: www.tatamplanningco.com.au

ABN: 2625 1369 768

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Cc: Madison Harvey <Madison.Harvey@nt.gov.au>; Sam Pallet <Sam.Pallet@nt.gov.au>
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I have updated the ILIS site to reflect the exhibition period ending on 23 September 2026.

We've assigned the application to the 9 October 2026 meeting of the Darwin Division of the Development Consent Authority (noting this will be the first meeting post-exhibition).

We'll start preparing the report during the exhibition period, and be in touch if we need to clarify any elements of the application.

Let me know if you'd like to clarify or query the above.

Thank you

Kaleb

Kaleb Thomas
Senior Planner
Development Assessment Services
Department of Lands, Planning and Environment

Floor 1, Energy House, 18 Cavenagh Street, Darwin CIty
GPO Box 1680, Darwin City, NT 0800

t. 08 8999 7414
w. https://environment.nt.gov.au/

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advised that 3 signs were sufficient. My sincerest apologies for this situation, including the misidentification of the club advertising requirements.

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Kaleb Thomas
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Department of Lands, Planning and Environment

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GPO Box 1680, Darwin City, NT 0800

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<image006.png>

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From: Madison Harvey <Madison.Harvey@nt.gov.au>
Sent: Monday, 24 August 2026 3:46 PM
To: Cat Tatam <cat@tatamplanningco.com.au>
Cc: Sam Pallet <Sam.Pallet@nt.gov.au>; Kaleb Thomas <Kaleb.Thomas@nt.gov.au>
Subject: RE: 'PA2026/0263 Lot 09775 Town of Nightcliff' Professional Planner Assigned

Thanks Cat, much appreciated.

Kind regards

Madison Harvey
Manager, Urban Planning
Development Assessment Services
Department of Lands, Planning and Environment

Floor 1, Energy House, 18 – 20 Cavenagh Street, Darwin City
GPO Box 1680, Darwin NT 0800

t. 08 8999 7108

<image007.jpg>

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Cc: Sam Pallet <Sam.Pallet@nt.gov.au>; Kaleb Thomas <Kaleb.Thomas@nt.gov.au>
Subject: RE: 'PA2026/0263 Lot 09775 Town of Nightcliff' Professional Planner Assigned

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Hi Madie,

Please see my email response to Sam's below email attached, providing original photos of the signs and an updated location plan.
Further please find photos of updated closure date on the signage – updated on Friday following our discussion around exhibition requirements.

Please let me know if you require anything else.

Thanks,
Cat

Catriona Tatam, MPIA
Town Planning Consultant
e: cat@tatamplanningco.com.au
m: 0415 933 635
w: www.tatamplanningco.com.au

ABN: 2625 1369 768

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Cc: Sam Pallet <Sam.Pallet@nt.gov.au>; Kaleb Thomas <Kaleb.Thomas@nt.gov.au>
Subject: RE: 'PA2026/0263 Lot 09775 Town of Nightcliff' Professional Planner Assigned

Hi Cat

Further to Sam's email below, can you confirm if the below is the approx. location of the pink exhibition signs?

<image009.png>

Kind regards

Madison Harvey
Manager, Urban Planning
Development Assessment Services
Department of Lands, Planning and Environment

Floor 1, Energy House, 18 – 20 Cavenagh Street, Darwin City
GPO Box 1680, Darwin NT 0800

t. 08 8999 7108

<image007.jpg>

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From: Sam Pallet
Sent: Thursday, 6 August 2026 11:28 AM

To: 'Cat Tatam' <cat@tatamplanningco.com.au>
Subject: RE: 'PA2026/0263 Lot 09775 Town of Nightcliff' Professional Planner Assigned

Hello Cat, thanks for providing the exhibition sign locations and I appreciate the site has technically 5 street frontages under Section 6A(3)(a) of the NT Planning Regulations 2000.

I think a sign might be required in front of Guilda Crescent to fully comply with the regulation. Also, could the sign in front of Dulinda Terrace be moved to the corner of Danimila Terrace and Galangwa Street and only one sign be used at the corner of Tambling Terrace and Henbury Avenue. These corner locations are still a 'reasonable distance' from each public road and would mean only 3 sign are required overall.

Regards,

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

Level 1, Energy House, 18 – 20 Cavenagh Street, Darwin
GPO Box 1680, Darwin NT 0800

Monday - 8.00am - 12.00pm
Tuesday - 8.00am - 12.00pm
Wednesday - Friday - 8.00am - 4.21pm

P: **+61 8999 6101**

E: sam.pallet@nt.gov.au
<image010.png>

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<image011.gif>

From: Cat Tatam <cat@tatamplanningco.com.au>
Sent: Wednesday, 5 August 2026 5:25 PM
To: Sam Pallet <Sam.Pallet@nt.gov.au>

Subject: RE: 'PA2026/0263 Lot 09775 Town of Nightcliff' Professional Planner Assigned

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Hi Sam,

I see you have been assigned the Tracy Village application – PA2026/0263.

Would you be able to please confirm the proposed signage locations that I have shown attached are acceptable? I also note that there are technically five (5) road frontages (Tambling, Henbury, Danimila, Gulida and Galangwa), so just confirming that three (3) signs are all that is required?

Appreciate your assistance.

Thanks,
Cat

Catriona Tatam, MPIA
Town Planning Consultant
e: cat@tatamplanningco.com.au
m: 0415 933 635
w: www.tatamplanningco.com.au

ABN: 2625 1369 768

<image008.png>

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NORTHERN TERRITORY GOVERNMENT

EXHIBITION SIGN LOCATIONS

TRACY VILLAGE SPORTING PRECINCT

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



LEGEND

- SUBJECT SITE
- EXHIBITION SIGNS

Note: Two (2) additional signs were placed on site, and three (3) existing signs repositioned on 25/8/2026 as a result of instruction from DAS).

Accurate as at 26/08/2026

tatam planning co.

N

Metres 50 100

nrmaps.nt.gov.au

Geospatial Services Unit

Department of Lands, Planning and Environment

© Northern Territory Government

From:	Kaleb Thomas
To:	Cat Tatam
Cc:	Sam Pallet; Madison Harvey
Subject:	RE: "PA2026/0263 Lot 09775 Town of Nightcliff" Professional Planner Assigned
Date:	Wednesday, 26 August 2026 5:02:41 PM
Attachments:	image001.png image002.png PA2026.0263 pink signs.pdf RE "PA20260263 Lot 09775 Town of Nightcliff" Professional Planner Assigned.msg Exhibition Signage Locations v3.pdf

---

Good afternoon Cat

Thank you for sending through photos of those pink signs.

While there is no prescription for where to locate signs along a given length of boundary, I note they're generally located around site access points, which may draw the attention of those passing by the site.

I have also relocated the 'Additional Information - Tracy Village Sports Lighting Design - 07.08.2026.pdf' file on the ILIS site, and can confirm it is now appearing on the planning notices website.

Sam will be reviewing the application while it is on exhibition, so we'll be in touch if there are any elements we need to clarify.

Let me know if you'd like to clarify or query the above, or anything as the application progresses.

Thank you

Kaleb

Kaleb Thomas
Senior Planner
Development Assessment Services
Department of Lands, Planning and Environment

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Sent: Wednesday, 26 August 2026 1:45 PM
To: Kaleb Thomas <Kaleb.Thomas@nt.gov.au>
Cc: Madison Harvey <Madison.Harvey@nt.gov.au>; Sam Pallet <Sam.Pallet@nt.gov.au>
Subject: RE: 'PA2026/0263 Lot 09775 Town of Nightcliff' Professional Planner Assigned
Importance: High

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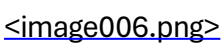
Thank you

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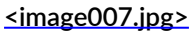
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Town Planning Consultant
e: cat@tatamplanningco.com.au
m: 0415 933 635

w: www.tatamplanningco.com.au

ABN: 2625 1369 768

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From: Sam Pallet
Sent: Thursday, 6 August 2026 11:28 AM
To: 'Cat Tatam' <cat@tatamplanningco.com.au>
Subject: RE: 'PA2026/0263 Lot 09775 Town of Nightcliff' Professional Planner Assigned

Hello Cat, thanks for providing the exhibition sign locations and I appreciate the site has technically 5 street frontages under Section 6A(3)(a) of the NT Planning Regulations 2000.

I think a sign might be required in front of Guilda Crescent to fully comply with the regulation. Also, could the sign in front of Dulinda Terrace be moved to the corner of Danimila Terrace and Galangwa Street and only one sign be used at the corner of Tambling Terrace and Henbury Avenue. These corner locations are still a 'reasonable distance' from each public road and would mean only 3 sign are required overall.

Regards,

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

Level 1, Energy House, 18 – 20 Cavenagh Street, Darwin
GPO Box 1680, Darwin NT 0800

Monday - 8.00am - 12.00pm
Tuesday - 8.00am - 12.00pm
Wednesday - Friday - 8.00am - 4.21pm

P: **+61 8999 6101**

E: sam.pallet@nt.gov.au
<image010.png>

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<image011.gif>

From: Cat Tatam <cat@tatamplanningco.com.au>

Sent: Wednesday, 5 August 2026 5:25 PM
To: Sam Pallet <Sam.Pallet@nt.gov.au>
Subject: RE: 'PA2026/0263 Lot 09775 Town of Nightcliff' Professional Planner Assigned

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Sam,

I see you have been assigned the Tracy Village application – PA2026/0263.

Would you be able to please confirm the proposed signage locations that I have shown attached are acceptable? I also note that there are technically five (5) road frontages (Tambling, Henbury, Danimila, Gulida and Galangwa), so just confirming that three (3) signs are all that is required?

Appreciate your assistance.

Thanks,
Cat

Catriona Tatam, MPIA
Town Planning Consultant
e: cat@tatamplanningco.com.au
m: 0415 933 635
w: www.tatamplanningco.com.au

ABN: 2625 1369 768

<image008.png>

At Tatam Planning Co. we value and respect flexible work arrangements. Although I have sent this at a time that is convenient for me, it is not my expectation that you read, respond or follow up on this email outside your hours of work.

From: das.ntg@nt.gov.au <das.ntg@nt.gov.au>
Sent: Wednesday, 5 August 2026 3:28 PM
To: Cat Tatam <cat@tatamplanningco.com.au>
Subject: 'PA2026/0263 Lot 09775 Town of Nightcliff' Professional Planner Assigned

Dear Cat,

Sam Pallet has been assigned to manage your application and to perform a technical assessment

After the Exhibition period has been completed you will be sent an

email advising when the submissions and technical assessment of your application are available through the Lodge and Track website.

If you have any enquiries, please feel free to contact Development Assessment Services Darwin, 8999 6046.

Kind Regards,
Development Assessment Services

From:	Sam Pallet
To:	Sam Pallet
Bcc:	"ergosirini@gmail.com"; "pedro@tmconcretors.com.au"; "alexb@adbri.com.au"; "manuel@tmconcretors.com.au"; "c.paradisis32@gmail.com"; "LGikas71@gmail.com"; "4gtm.mail@gmail.com"; "jpjmeyer@gmail.com"; "cyiannitsaros@gmail.com"; "kaaraainsbly1@hotmail.com"
Subject:	TRM: PA2026/0263 | Application update
Date:	Monday, 21 September 2026 2:03:00 PM
Attachments:	image001.png Additional Information - Tracy Village Sports Lighting Design.pdf

Good afternoon

This email is in relation to PA2026/0263, which is for alterations and additions to an existing club and leisure and recreation at Lot 9775 (28) Tambling Terrace, Lyons, Town of Nightcliff.

This application is currently on exhibition until Wednesday 23 September 2026.

During the original exhibition of the application (7 to 21 August 2026), it was identified that the correct process under the Planning Regulations 2000 in relation to exhibition of applications was not followed, namely in relation to regulations regarding the number of signs and development relating to a 'club' which is within 100 m of a residential zoned lot. On 25 August 2026, the outstanding matters were confirmed, with the application re-exhibited for a 28-day period from 26 August to 23 September 2026 (revised exhibition period). Instead of commencing a new exhibition period, the decision was made to instead extend the existing exhibition period to 23 September 2026.

Please note that as part of the revised exhibition period, the applicant provided additional information in relation to the proposed lighting design. It is noted that this additional information did not change the location or orientation of lighting towers/fixtures as shown in the application.

This application has been tentatively listed for the Friday 9 October 2026 meeting of the Darwin Division of the Development Consent Authority (DCA), however, this will be confirmed via email by the DCA secretary 1 to 2 weeks before the meeting.

DAS will complete a report for this application, for consideration by the DCA. This report will be made available on the Wednesday before the meeting (tentatively 7 October 2026), and will be located here (DCA meeting dates and agendas).

While we are willing to accept any further responses from public submitters, the attached documentation is provided for your reference, with no response being necessary. However, if you would like to provide an additional response/comments, please provide them by 30 September 2026 to allow for them to be incorporated into the DAS report to the DCA.

Please let me know if you would like to clarify or query anything.

Regards,

Sam Pallet

Planner
Development Assessment Services
Department of Lands, Planning and Environment
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From: Sam Pallet
To: Cat Tatam
Subject: TRM: PA2026.0263 - Technical Assessment
Date: Friday, 25 September 2026 1:14:00 PM
Attachments: image001.png
PA2026.0263 - Technical Assessment.pdf

Hello Cat,

Pease see the technical assessment attached for PA2026.0263, which is for Alterations and additions to an existing club and leisure and recreation at Lot 9775 (28) Tambling Terrace, Town of Nightcliff, in Zones OR (Organised Recreation) and LMR (Low-Medium Density Residential) of the NTPS2020.

The application is as assessed as complying with the relevant requirements of the NTPS2020 except for Clause 5.2.1(6b) (General Height Control) due to the height of the lighting poles exceeding the maximum 8.5m requirement.

The technical assessment includes Further Information Requests (FIR) regarding Clause 5.5.3(16) (General Building and Site Design) as the outbuilding does not provide bicycle storage and showering facilities. Subclause 16 can be either addressed by providing an updated Statement of Effect (SoE) justifying a variation to the subclause or via amended plans (prior to the hearing or as a condition's precedent).

The technical assessment also includes a FIR regarding Clause 5.2.4.4(8c&9a) (Layout of Car Parking Areas) as the Masterplan does not detail the dimensions of the car parking spaces and the driveway adjacent to the AFL/Cricket field with. This FIR can similarly be addressed by either providing an updated SoE justifying a variation to the subclause(s) or through amended plans (prior to the hearing or as a condition's precedent).

The technical assessment recommends the DCA request the applicant provide further comment during the hearing regarding the following matters:

- Clause 4.18 (Zone OR) - Zone Outcome 4(b) - DCA to request further comment - confirmation the proposed lighting system will be fully compliant with AS2560:2:2021 prior to installation and if site topography has been taken into consideration when determining the height of the lighting poles.
- Clause 4.18 (Zone OR) - Zone Outcome 4(c) - DCA to request further comment - how the proposed alterations and additions may impact the amenity of surrounding residential land in light of the likely intensification of the leisure and recreation use.

- Clause 5.5.3(1) (General Building and Site Design) - DCA to request further comment - how the development addresses the design principles relating to signage and lighting of footpaths and car parking areas.
- Clause 5.5.3(12) (General Building and Site Design) - DCA to request further comment - will the pathway upgrades enable wheelchair access from the main car parking area to the outbuilding addition.

- Clause 5.5.3(14) (General Building and Site Design) - DCA to request further comment - the lack of shade and screening is to be provided for the 13 new car parking spaces adjacent to the AFL/cricket field.

- 5.8.5(4a) (Leisure and recreation) - DCA to request further comment - how the light structures have been designed to mitigate potential amenity impacts on surrounding development.
- 5.8.5(6a-c) (leisure and recreation) - DCA to request further comment - how the sports precinct will operate to reduce potential amenity impacts on the surrounding locality from increased capacity and patronage.

Finally, due to the likely increase in patronage of the sports precinct from the upgrade works, I am leaning toward recommending the DAS report to the DCA includes a condition precedent requiring the preparation of a Traffic Impact Assessment (TIA). If you feel a TIA isn't necessary, you can discuss this with the DCA at the hearing who may not support the departments recommendations as a result.

The application was initially exhibited from 7 – 21 August 2026 where 11 public submissions were received (1 submission in opposition and 10 submissions in support). The application was then re-exhibited for 28 days from 26 August 2026 to 23 September 2026, where one additional public submission was received in support of the proposed development.

Standard comments were received from PWC (Power and Water) except for Powers comment regarding the incorrect location of an electricity supply easement on the site plan. Darwin City Council requested conditions precedents relating to stormwater, dilapidation, site construction and waste management. Standard comments were submitted by the Airport Development Group and Crown Lands within DLPE advised of the Crown Lease in Perpetuity No. 2094 held by Tracey Village Social and Sports Club over the site. All public submissions and local/service authority comments can be viewed in ILIS.

Please feel free to call me on the number below if you have any further questions.

Regards,

Sam Pallet

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

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GPO Box 1680, Darwin NT 0800

Monday – Friday 8.00am – 4.21pm

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Technical Assessment PA2026/0263

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

Application No:	PA2026/0263
Lot number:	Lot 9775
Town/Hundred:	Town of Nightcliff
Zone:	Zones OR (Organised Recreation) and LMR (Low-Medium Density Residential)
Site Area:	12.89ha
Proposal:	Alterations and additions to an existing club and leisure and recreation
Plans used for assessment:	Tracey Village statement of effect.pdf (statement of effect); Attachment E – Development Plans.pdf (dimension plans); Attachment F – Landscape Plans, Attachment H – Tracey Village Masterplan, Attachment G – Lighting Plans.pdf & Additional Information – Tracey Village Sports Lighting Design – 07.08.2026.pdf
Date assessment finalised:	2 October 2026

This review has been completed pursuant to the Northern Territory Planning Scheme 2020 (NTPS 2020). The proposal has been assessed as being for Alterations and Additions to an existing club with ancillary leisure and recreation within Zones OR (Organised Recreation) and LMR (Low-Medium Density Residential).

The application requires consent under the NTPS2020 as described in the tables and sections below:

Assessment Tables - Zones OR (Organised Recreation) and LMR (Low-Medium Density Residential)				
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 (ancillary)	**Merit Assessable**			

Zone LMR (Low-Medium Density Residential)				
Defines Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Specific Development Requirements**
Club	**Prohibited**	**N/A**	**N/A**	**N/A**
Leisure and recreation (ancillary)	**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

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

Both Club and Leisure and recreation are listed under the assessment table to Clause 4.18 Zone OR - Organised Recreation, as *Merit Assessable*. In contrast, as Club and Leisure and recreation are not listed under the assessment table to Clause 4.2 Zone LMR – Low-Medium Density Residential and are defined in Schedule 2, they are prohibited uses within Zone LMR. As the Leisure and recreation use is assessed an ancillary to the primary of the land for Club, the application is *impact assessable* under Clause 1.9(c)(ii).

An assessment of the relevant clauses is summarised in the table below.

Part 3 Clauses (Zones and Assessment Tables)		Compliance		
	Yes	No	N/A	FIR
4.3 Zone LMR (Low-Medium Density)				
4.18 Zone OR (Organised Recreation)				

Part 5 Clauses (General Development Requirements)	Compliance			
	Yes	No	N/A	FIR
5.2.1 General Height Control				
5.2.4.1 Car Parking Spaces				
5.2.4.4 Layout of Car Parking Area				
5.2.5 Loading Bays				
5.2.6.1 Landscaping in Zones other than Zone CB				
5.2.6.2 Landscaping in Zone CB				
5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR				

Part 5 Clauses – Commercial Specific Development Requirements		Compliance		
	Yes	No	N/A	FIR
5.5.3 General building and site design				

Part 5 Clauses – Miscellaneous Specific Development Requirements		Compliance		
	Yes	No	N/A	FIR
5.8.3 Club				
5.8.5 Leisure and Recreation				

Clause 1.8 When development consent is required

*(c) Impact Assessable - use and development that requires the exercise of discretion by the consent authority to determine if it is appropriate given the location of the **site** and the potential impacts on surrounding uses, and if it accords with the Strategic Framework.*

*Use and development of land requires **consent** and is Impact Assessable when any of the following apply:*

v. a provision of this Planning Scheme expressly requires assessment as Impact Assessable.

Clause 1.9 Ancillary use and development

1. 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:*

i. if Undefined or Prohibited it is Impact Assessable.

Clause 1.10 Exercise of discretion by the Consent Authority

4. In considering an application 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.

*5. The consent authority may **consent** to a proposed use or development that is not in accordance with a requirement set out in Parts 3, 5 or 6 only if it is satisfied that the variation is appropriate having regard to:*

(a) the purpose and administration clauses of the requirement; and

(b) the considerations listed under Clause 1.10(3) or 1.10(4).

6. When consenting to the use or development of land, the consent authority may impose a condition requiring a higher standard of development than is set out in a requirement of Parts 3, 5 or 6 if it considers it necessary to the achievement of the Strategic Framework, the purpose of the overlay or the zone, or it considers it is otherwise necessary to do so.

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

Schedule 2 (Definitions)

Northern Territory Planning Scheme 2020	**DAS comments**
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;	The primary use of the land is for Club (Tracey Village Social Sports and Sports Club). The application proposes changes to the existing ancillary leisure and recreation use (Tracey Village Sports Precinct). It is noted that the existing shared car parking between club and sports precinct patrons is to be retained.
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 ancillary use of the land is for leisure and recreation. The application proposes alterations and additions in the form of new and upgraded facilities within the sports precinct.
Ancillary means associated with, but auxiliary and subordinate to, the primary land use;	The applicant states the proposed development is ancillary to the primary uses of the land.
Site means an area of land, whether consisting of one lot or more, which is the subject of an application to the consent authority;	The site largely comprises Zone OR (Organised Recreation) land except for a small parcel of Zone LMR (Low-Medium Density residential) land adjacent to the site's southern boundary with Tambling Terrace. 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'.
NFA (Net Floor Area) in relation to a building, includes all the area between internal surfaces of external walls but does not include: *(a) stairs, cleaners cupboards, ablution facilities, lift shafts, escalators or tea rooms where tea rooms are provided as a standard facility in the building;* *(b) lobbies between lifts facing other lifts servicing the same floor;* *(c) areas set aside as public space or thoroughfares;* *(d) areas set aside as plant and lift motor rooms;* *(e) areas set aside for use of service delivery vehicles; and* *(f) areas set aside for car parking or access;*	*Net floor area* definition used in the car parking Calculations.
Outbuilding means a non-habitable structure that is ancillary to the primary use of the land including a shed, garage, carport, pergola or shade sail	The proposed Hellenic Sports Cub House is assessed as an outbuilding as it is a non-habitable structure that is ancillary to the primary use of the land for Club.

Background

The 12.9 site contains the Tracey Village Sports and Social Club (Social Club) and Tracey Village Sports Precinct (Sports Precinct) and largely comprises land within Zone OR (Organised Recreation) except for a parcel of Zone LMR (Low-Medium Density Residential) at the site's southern boundary with Tambling Terrace. The site is surrounded by residential zoned land apart from a section of Zone CP (Community Purpose) land in the southeast corner where there are education and commercial uses.

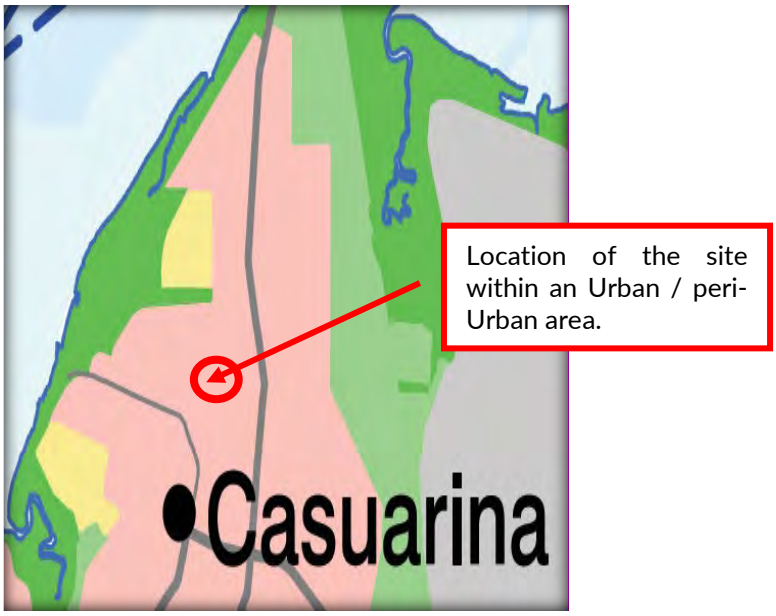
The application seeks to facilitate Stage 1 of Tracey Village Sports Precinct Masterplan (Masterplan) through upgrades to the facilities within the Sports Precinct. The application proposes to retain the shared use of the existing car parking spaces within the main car parking area and includes 13 new car parking spaces adjacent to the AFL/Cricket changerooms. The proposed upgrade works comprise the following elements;

- Outbuilding addition (Hellenic clubrooms) including changerooms, toilets, canteen and a multipurpose breezeway/function area).
- Removal of the existing softball field and junior cricket field
- 2 x new football fields (Fields 1 and 2) with six (6) lighting poles
- New flexi greenspace (Field 3)
- New Lighting to the AFL/Cricket Field (Field 5) with four (4) lighting poles
- Upgraded lighting to baseball diamond (Field 4)
- Relocation of grounds and maintenance shed to the other side of the cricket nets
- Fencing, Landscaping, pathways and irrigation upgrades

2. Strategic Framework

The site is located within the following strategic frameworks:

Darwin Regional Land Use Plan (DRLUP) 2015:
The Darwin Regional Land Use Plan (DRLUP) applies to the site. It provides a broad framework for developing land in the Northern Territory (NT) and identifies the site as being located within an Urban / peri-Urban area.



Peri-urban areas are defined as *neither geographically or conceptually well-defined but have both urban and rural characteristics and relate to both the urban areas, which they adjoin and the broader region in which they are located.* Anticipated land uses within Peri-urban areas include community facilities and services and sport, recreation and urban open space.

The primary use of the land is for Club with ancillary leisure and recreation, which are merit assessable uses in Zone OR. Relevant key community facility objectives include;

- *an appropriate provision and management of regional recreation facilities to encourage involvement of residents in sport, and to provide for healthy living and premier sporting activities.*
- *encouraging the co-location of recreation facilities with other community uses particularly schools to maximise potential for multi-use*

The application states *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.

The application is considered to support the intent of the DRLUP as it will facilitate upgrades to an existing leisure and recreation use (Sports Precinct), which will improve sports participation and health outcomes for residents.

---

3 - Overlays

No overlays are applicable to the subject site and the proposed development.

NOT APPLICABLE

Zoning

4.3 Zone LMR – Low-Medium Density Residential

Zone Purpose

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.

Complies - the 12.89ha site is largely within Zone OR except for a section of Zone LMR land along the sites southern boundary adjacent to Tambling Terrace.

The application is impact assessable as a part of the upgrade works includes the relocation of a maintenance shed to land within Zone LMR. The overwhelming majority of the remaining proposed works within Zone OR.

Zone Outcomes

1. A blend of **dwellings-single,** associated **dwellings-independent**, **dwellings-group** and **dwellings-multiple** predominantly of two ***storeys*** or less, on a range of lot sizes that respond to changing community needs.

Not applicable – the application does not propose any residential dwellings.

2. **Home based businesses** and **dwellings-community residence** are conducted in a manner consistent with residential ***amenity***.

Not applicable – the application does not propose these uses.

3. **Residential care facilities** are of a scale and conducted in a way that maintains the residential character and ***amenity*** of the zone.

Not appliable – the application is not for a residential care facility.

4. Non-residential activities such as **community centres**:
   (a) support the needs of the immediate residential community;
   (b) are of a scale and intensity compatible with the residential character and ***amenity*** of the area;
   (c) wherever possible, are co-located with other non-residential activities in the locality;
   (d) avoid adverse impacts on the local road network; and
   (e) are managed to minimise unreasonable impacts to the ***amenity*** of surrounding residents.

Complies – the proposed alterations and additions to an existing sports precinct can be considered to facilitate non-residential activity that supports the leisure and recreation needs of the immediate residential community.

The scale and intensity of the non-residential activity on Zone LMR land is minor (relocation of maintenance shed) and will not adversely affect the local road network or create unreasonable amenity impacts.

5. Building design, ***site*** layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.

Not applicable – no buildings or landscaping are proposed on the portion of the site within Zone LMR.

6. An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with reasonable ***access*** to open space and community facilities.

Not applicable – the application is not for urban residential development.

ASSESSMENT TABLE – ZONE LMR – LOW-MEDIUM DENSITY RESIDENTIAL					
Defined Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Location Specific Development Requirements**	**Specific Development Requirements**
Caravan Accommodation	**Permitted**	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road 3.10 MRT – Residential Development in Major Remote Towns 3.11 RCFR – Rapid Creek Flood Response 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.1 General Height Control 5.2.4 Car Parking 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.11 Caravan Accommodation
Community Centre	**Impact assessable**				
Demountable Structures	**Merit assessable**				5.8.7 Demountable Structures
Dwelling-Community Residence	**Permitted**				5.4.14 Dwelling-Community Residence
Dwelling-Group (2)	**Permitted**				5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Dwelling-Group (3+)	**Merit assessable**				5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Dwelling-Independent	**Permitted**				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Multiple	**Merit assessable**				5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.7 Communal Open Space

ASSESSMENT TABLE – ZONE LMR – LOW-MEDIUM DENSITY RESIDENTIAL					
Defined Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Location Specific Development Requirements**	**Specific Development Requirements**
					5.4.8 Residential Building Design 5.4.17 Building Articulation
Dwelling-Single	**Permitted**				5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Excavation and Fill	**Impact assessable**				5.8.9 Excavation and Fill
Home Based Business	**Permitted**				5.4.10 Home Based Businesses
Residential Care Facility	**Impact assessable**				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.15 Residential Care Facility 5.4.17 Building Articulation
Sex Services-Home Based Business	**Permitted**				5.4.10 Home Based Businesses
Telecommunications Facility	**Impact assessable**				5.8.10 Telecommunications facility
All other uses defined in Schedule 2 (Definitions)	**Prohibited**				
Undefined Uses **Any use not defined in Schedule 2 (Definitions)**	**Prohibited**				

Assessment

Supports - the application is for alterations and additions to an existing sports precinct, which include minor works within the section of the site zoned LMR. The proposed non-residential activities are considered to support the leisure and recreation needs of the immediate residential community.

4.18 Zone OR – Organised Recreation

Zone Purpose

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

Supports – the application is for alterations and additions to an existing Club and ancillary Leisure and Recreation uses, which provide social and sporting infrastructure to the community. The proposed upgrades to the facilities within the sports precinct will provide for development of organised recreation activities on the site.

Zone Outcomes

1. Development primarily for **sport and recreation, leisure and recreation** and **community centre** that cater for the organised active recreation needs of the community, including supporting infrastructure such as amenities blocks, ***outbuildings***, spectator stands and lighting infrastructure.

Complies – the application is for alterations and additions to existing club and leisure and recreation uses. The proposed works are contained within the leisure and recreation use and will improve sporting facilities on the site and include an additional amenities block (Hellenic club house) with spectator stands and new and upgraded lighting infrastructure.

2. Temporary or periodic uses, such as **markets** or outdoor entertainment events, that can be reasonably accommodated by the existing facilities and do not unduly impact on the ***amenity*** and character of the surrounding area.

Not applicable – the application does propose markets or outdoor entertainment events.

3. Other development that is complimentary to and supports organised recreational activities, such as **car park**, **club**, **food premises-restaurant** and **shop** may also be established, where they do not compromise or conflict with the ***primary use*** of the land.

Complies - although Zone Outcome 3 anticipates a club as ancillary to the primary use of the land, the existing land uses on the site for club and ancillary leisure and recreation are considered to be complimentary in the zone.

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;

Complies - the application includes a new outbuilding (Hellenic club house comprising changerooms, toilets, canteen and bar) and public infrastructure (2 x new football fields and lighting, new flexi greenspace, lighting upgrades to the AFL/Cricket field and baseball diamond and associated fencing, landscaping, pathways and irrigation works).

The new outbuilding is reasonably considered to have a high quality built form and includes a large breezeway/function area between the canteen and store and the changerooms, medical/parenting room and ablution facilities that lead onto covered spectator seating. The existing concrete footpath from the car parking area to the AFL/Cricket changerooms is to be upgraded to provide pedestrian access to the new outbuilding.

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

Complies - the application states *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.*

The application contains an obtrusive light compliance report as part of Attachment G – Lighting Plans, which assesses the flood light system for the proposed new football fields (x 2) adjacent to Henbury Avenue and Tambling Terrace, as compliant with AS4282:2023 - Control of the effect of outdoor lighting.

The additional document submitted during the re-exhibited period, Tracey Village Sports Lighting Design, states the lighting systems for the football fields, the AFL/cricket field and the baseball / softball diamond comply with AS2560.2:2021 - Sports lighting, Part 2: Specific applications.

The document includes notations stating that compliance with AS2560:2:2:2021 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.

DAS comments
It is recommended the DCA consider asking the applicant during the hearing for confirmation that the proposed lighting system will be fully compliant with AS2560:2:2021 prior to installation and if site topography has been taken into consideration when determining the height of the lighting poles.

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

The application states *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.*

DAS comments
The site is bounded by residential zoned land except for a section of Zone CP (Community Purpose) land in the southeast corner containing education and commercial uses.

It is noted that the alterations and additions include an outbuilding addition (Hellenic club house), 2 x new football fields and lights, a new flexi-green space and new lights to the AFL/cricket field, which will likely increase the capacity and usage of the facilities within sports precinct.

It is recommended the DCA consider asking the applicant for further information how the proposed alterations and additions may impact the amenity of surrounding residential land in light of the likely intensification of the leisure and recreation use.

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

Supports - the application states *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.*

DAS comments
Comments have been sought from Darwin City Council with regards to the impact on the local road networks.

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

Complies - the application states *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 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.

Complies – the proposed works will result in increased foot traffic between the existing and proposed car parking areas and the various facilities within sports precinct. 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.*

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 – the uses of the site for club and leisure and recreation are defined in Schedule 2.

ASSESSMENT TABLE – ZONE OR – ORGANISED RECREATION					
Defined Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Location Specific Development Requirements**	**Specific Development Requirements**
Caravan Accommodation	**Permitted**	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	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		5.4.11 Caravan Accommodation
Car Park	**Impact assessable**				5.5.3 General Building and Site Design
Child Care Centre	**Impact assessable**				5.5.3 General Building and Site Design 5.5.7 Child Care Centres
Club	**Merit assessable**				5.5.3 General Building and Site Design 5.8.3 Club
Community Centre	**Permitted**				
Demountable Structures	**Permitted**				5.8.7 Demountable Structures
Dwelling-Caretakers	**Merit assessable**				5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Excavation and Fill	**Impact assessable**				5.8.9 Excavation and Fill
Food Premises-Café/Take Away	**Merit assessable**				5.5.3 General Building and Site Design 5.5.11 Food Premises
Food Premises-Restaurant	**Impact assessable**				5.5.3 General Building and Site Design 5.5.11 Food Premises
Home Based Business	**Impact assessable**				5.4.10 Home Based Business
Leisure and Recreation	**Merit assessable**				5.5.3 General Building and Site Design 5.8.5 Leisure and Recreation

ASSESSMENT TABLE – ZONE OR – ORGANISED RECREATION					
Defined Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Location Specific Development Requirements**	**Specific Development Requirements**
Market	**Permitted**				5.8.1 Market
Sex Services-Home Based Business	**Permitted**				5.4.10 Home Based Businesses
Shop	**Impact assessable**				5.5.3 General Building and Site Design 5.5.5 Shops in Zones CV, CL, LI, GI, DV, OR and CN
Stables	**Impact assessable**				5.7.2 Animal related use (Animal Boarding and Stables)
Telecommunications Facility	**Impact assessable**				5.8.10 Telecommunications Facility
All other uses defined in Schedule 2 (Definitions)	**Prohibited**				
Undefined Uses **Any use not defined in Schedule 2 (Definitions)**	**Impact assessable**				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

Assessment

As discussed above, the application is for alterations and additions to existing Club and Leisure and Recreation uses. The proposed upgrades to the facilities within the sports precinct will improve the provision of social and sporting infrastructure to the community.

General requirements

5.2.1 General Height Control

Purpose

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

Administration

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

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

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.

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.

- Requirements

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; or
   (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 - the site is not within the Municipality of Alice Springs.

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.

Does not comply - the proposed lighting poles exceed the 8.5m requirement under subclause 6(b) as detailed below.

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

It is noted Clause 5.2.1.1(a)(ii) that lighting rods of the lighting poles are exempt from the 8.5m requirement under.

Table A to clause 5.2.1: Height control in Alice Springs		
Zone	**Use**	**Maximum building height above ground level**
MR, C, SC and TC	All uses	3 ***storeys*** to a maximum of 14m
CB	All uses	8 ***storeys*** to a maximum of 34m
CP	***Education establishment***, ***hospital*** or ***exhibition centre*** and ancillary uses	No height limit
All zones other than CP	***Education establishment***	3 ***storeys*** to a maximum of 14m

Editor's Note: Structures below ground level should consider the impact on and from the Alice Springs Town Basin aquifer.

Table B to clause 5.2.1: Height control outside Alice Springs		
Zone	**Use**	**Maximum building height above ground level**
MR	Development on a ***site*** in zone MR abutting a ***site*** in Zone LR	3 ***storeys***
	Development on a ***site*** that is: • within the boundaries of the Darwin Inner Suburbs Area Plan or Darwin Mid Suburbs Area Plan; and has frontage to a street with a reservation width not exceeding 18m on the opposite side of which is a ***site*** in Zone LR.	3 ***storeys***
	All other uses	4 ***storeys***

HR	All uses	8 ***storeys***
C	Mixed use development that consists of one or more ***residential buildings***	4 storeys
	All other uses	No height limit
CL and CP	**Education establishment** or **hospital**	No height limit
CB, SC, TC and DV	All uses	No height limit

Editor's Notes:

(1) If applicable, the residential plot ratio and/or the commercial plot ratio may impact on the building height.

(2) Basements that protrude less than 1m from ground level are not considered as a *storey* for the purposes of this clause.

(3) Any use or development of land that intrudes into a protected airspace, such as the use of cranes, within 15km of an airport or RAAF base may have additional restrictions and approval requirements from the airport operator under the *Airports Act 1996* (Cth), *Airports (Protection of Airspace) Regulations 1996* (Cth), and *Defence Regulation 2016* (Cth). More information is available on NT.GOV.AU.

Assessment

DOES NOT COMPLY – the application seeks a variation to subclause 6(b) as the lighting poles exceed the maximum 8.5m requirement.

5.2.4.1 Car Parking Spaces

Purpose

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

Administration

1. This clause does not apply where alternative car parking space requirements are established under clause 5.9 (Location specific development requirements).

2. The consent authority may ***consent*** to a use or development that is not in accordance with sub-clause 4 if it is satisfied a reduction of the number of ***car parking spaces*** is appropriate with regard to:
   (a) the zoning of the land, the use or development or proposed use or development of the land, and the possible future use or development of the land;
   (b) the provision of ***car parking spaces*** in the vicinity of the land;
   (c) the availability of public transport in the vicinity of the land; and
   (d) the potential impact on the surrounding road network and the ***amenity*** of the locality and adjoining property;

   or if the use or development relates to a ***heritage place*** and the Minister responsible for the administration of the *Heritage Act 2011* supports the reduced provision of ***car parking spaces*** in the interest of preserving the significance of the ***heritage place***.

3. The consent authority may require the provision of ***car parking spaces*** for any ***ancillary*** use or development in addition to that specified for the ***primary use*** or development in the table to this clause.

Requirements

4. Use and development is to include the minimum number of ***car parking spaces*** specified in the table to this clause (rounded up to the next whole number).

Proposed leisure and recreation use - Hellenic club house
Under the table to Clause 5.2.4.1, leisure and recreation is required to provide 5 car parking spaces for every 100m^2 of ***net floor area*** use for a club house. The car parking calculation for the outbuilding addition with a Net Floor Area (NFA) of 252.9m^2 is as follows;

- 252.9m^2 divided by 100 x 5 = 13 (12.64 rounded up).

Existing leisure and recreation use – AFL/Cricket changerooms
On 15 November 2005, a compliance check endorsed the plans for changerooms and public toilets (the existing AFL/Cricket changerooms). The development was assessed as sports and recreation under the former Darwin Town Plan (DTP) 1990, which was a permitted use subject to applicable clauses.

It is noted that 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.

The endorsed drawings included a total of 68 car parking spaces with 12 spaces adjacent to the changeroom building, 15 spaces between the service road and Tambling Terrace and a further 41 spaces along the perimeter of the field. It is noted that the service road, bus turn around and loading bay areas and car parking spaces were not subsequently constructed.

As these car parking spaces were not constructed, the car parking requirement for the existing AFL/Cricket changerooms on the site is as follows;

- 74.68m^2 NFA (2 x changerooms and medical and umpire rooms) dived by 100 x 5 = 4 (3.73 rounded up).

Existing leisure and recreation use - AFL & Cricket canteen and bar
On 18 December 2006, DP06/0618 approved a temporary demountable structure for use as a clubroom (existing AFL/Cricket canteen and bar). The development was assessed as a clubroom (community centre) with a NFA of 108.24m^2, which required 6 car parking spaces under the former DTP 1990. DP06/0618 approved a nil parking requirement under Clause 21.2 (Reduction in Parking Requirements) due to the extent of car parking in the vicinity.

Existing Club use
It is noted that the assessment of the car parking requirement for the development approved DP09/0327A (addition of 2 smoking area and roof structure over existing beer garden area), included the car parking requirement for DP09/0327 (refurbishment and extensions to existing buildings) also. These developments required the provision of 137.1 and 14 spaces respectively (152 in total rounded up), with the 228 existing spaces generating a car parking surplus of 76.

Total required spaces – existing and proposed uses
The car parking requirement for the existing and proposed uses on the site is 169 spaces. 152 spaces for the existing Club and 4 spaces for the existing AFL/Cricket changerooms plus 13 spaces for the proposed outbuilding addition.

Masterplan
It is noted that the Masterplan shows 215 car parking spaces on the site (13 less than the plans approved via DP09/0327A) with 202 existing spaces and 13 new spaces adjacent to the AFL/Cricket changerooms.

In response to a FIR, the applicant confirmed on 30 September 2026, that the proposed development does not include any additional parking to the number of spaces approved through DP09/0327A.

Final car parking calculation– existing and propsoed uses
169 required spaces – 228 existing spaces = 59 surplus spaces

DAS comments
It is noted that the car parking requirement for club as part of a leisure and recreation use is based on the club house floor area rather than the number of club users or fields.

It is recommended that the DCA consider if the existing car parking surplus on the site will be sufficient to cater for any shortfall between the required spaces and future demand as a result of the proposed development.

Table to Clause 5.2.4.1: Minimum number of required parking spaces	
Use or Development	**Minimum Number of Car Parking Spaces Required**
Abattoir	1 for every 100m^2 of ***net floor area*** other than offices Plus 4 for every 100m^2 of ***net floor area*** of office
Animal boarding	1 for every employee Plus 4
Bar-public	16 for every 100m^2 of ***net floor area*** used as a lounge bar or beer garden Plus 50 for every 100m^2 of ***net floor area*** used as a bar Plus 10 for a drive-in bottle shop
Bar-small	6 for every 100m^2 of ***net floor area*** used as a bar
Caravan park	1.1 for every caravan, cabin, mobile home or tent site
Car wash	3 for every 100m^2 of ***net floor area*** used for administrative purposes Plus 1 waiting bay for each car wash / vacuum bay
Child care centre	1 for every employee Plus 1 for every 20 children
Club	10 for every 100m^2 of ***net floor area*** used as a lounge bar or beer garden Plus 20 for every 100m^2 of ***net floor area*** used as a bar Plus 3 for every 100m^2 of ***net floor area*** used for dining Plus Otherwise than specified above, 2.5 for every 100m^2 of ***net floor area*** unless for the use of a club licenced under the *Liquor Act 2019*
Community centre	5 for every 100m^2 of ***net floor area***
Dwelling-caretakers	1
Dwelling-community residence	1 for every 4 beds Plus 4 for every 100m^2 of ***net floor area*** used for administrative purposes
Dwelling-group	2 per ***dwelling***
Dwelling-independent	1 per bedroom to a maximum of 2
Dwelling-multiple	2 per ***dwelling***

Table to Clause 5.2.4.1: Minimum number of required parking spaces	
Use or Development	**Minimum Number of Car Parking Spaces Required**
Dwelling-single	2
Emergency services facility	1 for every 100m^2 of ***net floor area*** other than offices Plus 4 for every 100m^2 of ***net floor area*** of office Plus 1 for every 250m^2 used as outdoor storage
Education establishment	For a primary or secondary school: 1 for every classroom Plus 1 additional spaces plus an area for setting down and picking up passengers For a tertiary education establishment: 1 for every classroom Plus 1 for every 6 students Plus 2 additional spaces For a kindergarten: see **child care centre** For other education establishments: 2 for every 100m^2 of ***net floor area***
Exhibition centre	6 for every 100m^2 of ***net floor area***
Food premises (all)	6 for every 100m^2 of ***net floor area*** and any ***alfresco dining areas*** Plus 10 for drive-through (if any) for cars being served or awaiting service * No more than 50% of the ***car parking spaces*** required for a fast food outlet may be accommodated within the associated drive-through
Hospital	1 for every 4 patient beds Plus 4 for every 100m^2 of ***net floor area*** used for administrative purposes Plus For a medical clinic 4 for every consulting room
Hotel/Motel	1 for every guest suite or bedroom Plus 3 for every 100m^2 used for dining
Industry-general	1 for every 100m^2 of *net floor area* other than offices Plus 4 for every 100m^2 of *net floor area* of office Plus 1 for every 250m^2 used as outdoor storage
Industry-light	2 for every 100m^2 of ***net floor area* other than offices** Plus 4 for every 100m^2 of ***net floor area*** of office Plus 1 for every 250m^2 used as outdoor storage
Industry-primary	1 for every 100m^2 of ***net floor area*** other than offices Plus 4 for every 100m^2 of ***net floor area*** of office Plus 1 for every 250m^2 used as outdoor storage

Table to Clause 5.2.4.1: Minimum number of required parking spaces	
Use or Development	**Minimum Number of Car Parking Spaces Required**
Leisure and 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 100m^2 of ***net floor area*** used as a club house Otherwise than specified above, 10 for every 100m^2 of ***net floor area*** Plus Requirement for indoor spectator facilities (if any) 1 for every 4 seats
Market	1.5 per maximum number of stalls (may be existing ***car parking spaces*** in the vicinity of the market ***site***)
Medical clinic	4 for every consulting room
Motor body works	6 for every 100m^2 of ***net floor area***
Motor repair station	6 for every 100m^2 of ***net floor area***
Nightclub entertainment venue	16 for every 100m^2 of ***net floor area***
Office (not elsewhere referred to in this table)	2.5 for every 100m^2 of ***net floor area***
Passenger terminal	5 for every 100m^2 of ***net floor area*** or as many car spaces as can be provided on 25% of the ***site*** area, whichever results in the greater number of spaces (calculated exclusive of areas used for taxi stands or bus loading purposes)
Place of assembly	5 for every 100m^2 of ***net floor area***
Place of worship	5 for every 100m^2 of ***net floor area***
Plant nursery	2 for every 100m^2 of ***net floor area*** Plus 1 for every 250m^2 used as outdoor nursery
Recycling depot	1 for every 100m^2 of ***net floor area*** other than offices Plus 4 for every 100m^2 of ***net floor area*** of office Plus 1 for every 250m^2 used as outdoor storage
Renewable energy facility	1 Plus 4 for every 100m^2 of ***net floor area*** of office
Residential care facility	1 for every 4 beds Plus 4 for every 100m^2 of ***net floor area*** used for administrative purposes
Rooming accommodation	1 for every 5 persons Plus 1 for every staff member Plus 1
Serviced apartment	1 for every ***dwelling*** Plus 3 for every 100m^2 of ***net floor area*** not within a *dwelling*
Service station	2 for every 100m^2 of ***net floor area*** or 5 whichever is greater (not including parking serving bowsers)
Sex services-commercial premises	2.5 for every 100m^2 of ***net floor area***
Shop	6 for every 100m^2 of ***net floor area***
Shopping centre	6 for every 100m^2 of ***net floor area***
Showroom sales	4 for every 100m^2 of ***net floor area*** Plus 1 for every 250m^2 used as outdoor storage

Table to Clause 5.2.4.1: Minimum number of required parking spaces	
Use or Development	**Minimum Number of Car Parking Spaces Required**
Stables	1 for every stall
Transport terminal	1 for every 100m^2 of ***net floor area*** other than offices Plus 4 for every 100m^2 of ***net floor area*** of office Plus 1 for every 250m^2 used as outdoor storage
Vehicle sales and hire	4 for every 100m^2 of ***net floor area*** of office Plus 1 for every 200m^2 used for vehicle display
Veterinary clinic	4 for every 100m^2 of ***net floor area***
Warehouse	1 for every 100m^2 of ***net floor area*** other than offices Plus 4 for every 100m^2 of ***net floor area*** of office Plus 1 for every 250m^2 used as outdoor storage
Any other uses (including undefined uses)	Minimum number of car parking spaces to be determined by the consent authority.

Assessment

Complies – as discussed above, 169 car parking spaces are required for the existing and proposed uses and the application proposes to retain the existing 228 proposed spaces within the car parking area endorsed through DP09/0327A, which generates a car parking surplus on the site of 59 spaces.

5.2.4.4 Layout of car parking areas

Purpose
Ensure that a ***car parking area*** is appropriately designed, constructed and maintained for its intended purpose.

Administration

1. This clause does not apply to a ***car parking area*** where the car parking is required in association with a **dwelling-single, dwelling-independent** or a **home based business**.

2. A ***car parking area*** may be used for the purpose of a **market** if:
   (a) a market is Permitted in the zone; and
   (b) the market operates outside of the operating hours of the use for which the car parking area is established.

3. The consent authority may ***consent*** to a ***car parking area*** that is not in accordance with sub-clause 6 if it is satisfied that the non-compliance will not unreasonably impact on the ***amenity*** of the surrounding locality.

4. The consent authority may ***consent*** to a ***car parking area*** that is not in accordance with sub-clauses 7 and 8 if it is satisfied that the design and construction is safe and functional with regard to the location of the development.

5. The consent authority may ***consent*** to a ***car parking area*** that is not in accordance with sub-clause 9 if it is satisfied that the non-compliance will not result in adverse impacts on the local road network or internal functionality of the car parking area.

Requirements

6. A ***car parking area*** is to:
   (a) be not less than 3m from any lot boundary abutting a road; and
   (b) provide landscaping to the setback area to a minimum depth of 3m immediately adjacent to any lot boundary abutting a road, using species designed to lessen the visual impact of the ***car parking area*** when viewed from the road.

Not applicable – the proposed spaces adjacent to the AFL/Cricket changerooms do not abutt a public road.

7. A ***car parking area*** is to be constructed and maintained to be:
   (a) of a suitable gradient for safe and convenient parking; and
   (b) sealed and well drained in urban areas, or dust supressed in non-urban areas.

Complies – it is reasonably considered that the new car parking area will be sealed and well drained.

8. The layout of a ***car parking area*** is to:
   (a) be functional and provide separate access to every car parking space;
   (b) allow a vehicle to enter from and exit to a road in a forward gear;
   (c) be in accordance with the dimensions set out in the diagram to this clause; and
   (d) ensure parking spaces at the end of and perpendicular to a driveway are 3.5m wide or so that the driveway projects 1m beyond the last parking space.

FIR - the layout of the new car parking area adjacent to the AFL/cricket changerooms are functional and allows for each car parking space to be separately accessed (a) and provide sufficient turn around space in front of the Hellenic club house to enable vehicles to enter from and exit a road in forward gear (b). The dimension plans do not confirm if the proposed new car parking spaces are in accordance with the dimensions set out in the diagram to this clause (c) and the driveway projects much further than the last car parking space (d).

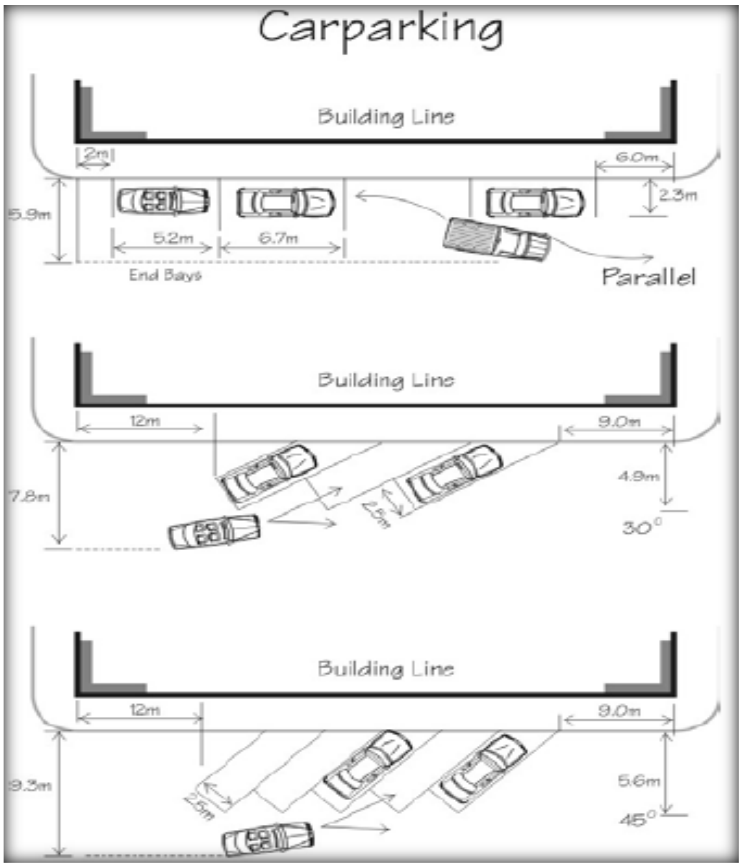
In response to a FIR on the 30 September 2026, the applicant confirmed on 30 September 2026, that new car parking area shown on the masterplan adjacent to the AFL/cricket field are not part of the application.

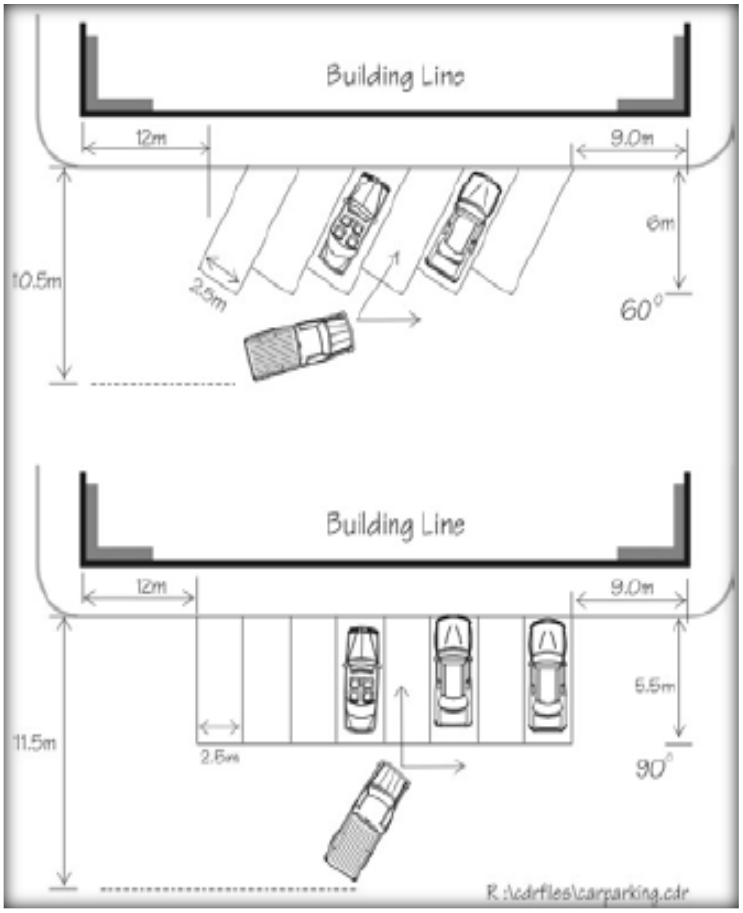
9. The number of ***access*** points to the road is to be limited, and ***access*** points to ***car parking areas*** are to:
   (a) have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow; and
   (b) maximise sight lines for drivers entering or exiting the car parking area.

FIR - the dimension plans do not confirm if the driveway complies with the minimum 6m width requirement to facilitates two-way traffic (a) and sightlines are sufficient for drivers turning into the driveway from the existing access road on the site (b).

In response to a FIR on the 30 September 2026, the applicant confirmed on 30 September 2026, that new car parking area shown on the masterplan adjacent to the AFL/cricket field are not part of the application.

It is noted that the Diagram to Clause 5.2.4.4: Parking Layout can be found at the NTPS 2020 website.


Carparking
Building Line
2m
6.0m
2.3m
5.9m
5.2m
6.7m
End Bays
Parallel
Building Line
12m
9.0m
7.8m
4.9m
2.5m
30°
Building Line
12m
9.0m
9.3m
5.6m
2.5m
45°


Building Line
12m
9.0m
10.5m
6m
2.5m
60°
Building Line
12m
9.0m
11.5m
5.5m
2.6m
90°
R:\cdrfiles\carparking.cdr

Assessment

FIR - the applicant to either provide amended plans confirming the dimensions of the car parking spaces adjacent to the ALF/Cricket changerooms are in accordance with the subclause 8(c) and the driveway width complies with subclause 9(a), or provide an updated Statement of Effect (SoE) justifying, via administration subclauses 4 and 5 respectively, a variation to the subclause(s).

In response to a FIR on the 30 September 2026, the applicant confirmed on 30 September 2026, that new car parking area shown on the masterplan adjacent to the AFL/cricket field are not part of the application. As the application proposes to utilise the existing car parking area approved through DP09/0327A, it complies with the clause.

5.2.5 Loading Bays

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

Administration

1. The consent authority may ***consent*** to a use or development that is not in accordance with sub-clauses 3 and 4 only if it is satisfied sufficient, safe and functional loading areas are available to meet the needs of the use with regard to:
   (a) the scale of the use and development on the ***site***;
   (b) any potential adverse impacts on the local road network; and
   (c) any agreements for off-site loading and unloading of vehicles, such shared loading areas or approval to carry out loading activities in a laneway or ***secondary street***.

2. For the purposes of this clause, where an **exhibition centre**, **food premises (fast food outlet** and **restaurant)**, **office**, **place of assembly**, **shop** or **shopping centre** are part of an integrated development, the minimum number of loading bays is to be calculated based on the combined ***net floor area*** of the integrated uses.

Requirements

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

Not applicable - Leisure and recreation is not required to provide a loading bay under the Table to Clause 5.2.5.

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

Not applicable – Leisure and recreation is not subject to these requirements.

Table to Clause 5.2.5: Minimum number of loading bays	
Use or development	**Minimum number of loading bays**
Bar-public	1 ***loading bay*** for a single occupation of a ***net floor area*** of 10 000m^2 or less; and 1 ***loading bay*** for every 5000m^2 of ***net floor area*** or part thereof in excess of 10 000m^2
Club	1 ***loading bay*** for a single occupation of a ***net floor area*** of 10 000m^2 or less;

Table to Clause 5.2.5: Minimum number of loading bays	
Use or development	**Minimum number of loading bays**
	and 1 ***loading bay*** for every 5000m^2 of ***net floor area*** or part thereof in excess of 10 000m^2
Emergency services facility	1 ***loading bay*** for a single occupation of a ***net floor area*** of 10 000m^2 or less; And 1 ***loading bay*** for every 5000m^2 of ***net floor area*** or part thereof in excess of 10 000m^2
Exhibition centre	1 ***loading bay*** for every 2000m^2 of the total ***net floor area,*** or part thereof
Food premises–fast food outlet	1 ***loading bay*** for every 2000m^2 of the total ***net floor area,*** or part thereof
Food premises-restaurant	1 ***loading bay*** for every 2000m^2 of the total ***net floor area,*** or part thereof
Hospital	1 ***loading bay*** for a single occupation of a ***net floor area*** of 10 000m^2 or less; and 1 ***loading bay*** for every 5000m^2 of ***net floor area*** or part thereof in excess of 10 000m^2
Hotel/Motel	1 ***loading bay*** for a single occupation of a ***net floor area*** of 10 000m^2 or less; and 1 ***loading bay*** for every 5000m^2 of ***net floor area*** or part thereof in excess of 10 000m^2
Industry-general	1 ***loading bay*** for a single occupation of a ***net floor area*** of 10 000m^2 or less; and 1 ***loading bay*** for every 5000m^2 of ***net floor area*** or part thereof in excess of 10 000m^2
Industry-light	1 ***loading bay*** for a single occupation of a ***net floor area*** of 10 000m^2 or less; and 1 ***loading bay*** for every 5000m^2 of ***net floor area*** or part thereof in excess of 10 000m^2
Nightclub entertainment venue	1 ***loading bay*** for a single occupation of a ***net floor area*** of 10 000m^2 or less; and 1 ***loading bay*** for every 5000m^2 of ***net floor area*** or part thereof in excess of 10 000m^2
Office	1 ***loading bay*** for every 2000m^2 of the total ***net floor area,*** or part thereof
Place of assembly	1 ***loading bay*** for every 2000m^2 of the total ***net floor area,*** or part thereof
Shop	1 ***loading bay*** for every 2000m^2 of the total ***net floor area,*** or part thereof
Shopping centre	1 ***loading bay*** for every 2000m^2 of the total ***net floor area,*** or part there of
Showroom sales	1 ***loading bay*** for a single occupation of a ***net floor area*** of 10 000m^2 or less; and 1 ***loading bay*** for every 5000m^2 of ***net floor area*** or part thereof in excess of 10 000m^2
Transport terminal	1 ***loading bay*** for a single occupation of a ***net floor area*** of 10 000m^2 or less; and 1 ***loading bay*** for every 5000m^2 of ***net floor area*** or part thereof in excess of 10 000m^2
Warehouse	1 ***loading bay*** for a single occupation of a ***net floor area*** of 10 000m^2 or less; and

Table to Clause 5.2.5: Minimum number of loading bays	
Use or development	**Minimum number of loading bays**
	1 ***loading bay*** for every 5000m^2 of ***net floor area*** or part thereof in excess of 10 000m^2
All other uses	No loading bays required

Assessment

Not applicable – as discussed above, this clause does not apply to a leisure and recreation use.

5.2.6.1 Landscaping in Zones other than Zone CB

Purpose
Ensure appropriate landscaping that is attractive, water efficient and contributes to a safe environment, is provided to development to enhance the streetscape and overall ***amenity*** of the locality.

Administration

1. Landscaping may include provision of paved areas and areas for entertainment and recreational activities.

2. The consent authority may ***consent*** to landscaping that is not in accordance with sub-clauses 5, 6 and 7 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and is appropriate to the ***site*** having regard to the ***amenity*** of the streetscape, and the potential impact on the ***amenity*** of the locality and adjoining property.

Requirements

3. Where landscaping is required by this Scheme it should be designed so that:
   (a) planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered ***car parking areas***;
   (b) it maximises efficient use of water and is appropriate to the local climate;
   (c) it takes into account the existing streetscape, or any landscape strategy in relation to the area;
   (d) significant trees and vegetation that contribute to the character and ***amenity*** of the ***site*** and the streetscape are retained;
   (e) energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;
   (f) the layout and choice of plants permits surveillance of public and communal areas; and
   (g) it facilitates on-site infiltration of stormwater run-off.

Not applicable – club or leisure and recreation uses in Zones OR or LMR are not required to provide landscaping under the planning scheme.

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

Not applicable – the application is not required to provide landscaping.

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 – the application is not required to provide landscaping.

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 – the application is not required to provide landscaping.

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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 – the application is not required to provide landscaping.

Assessment

As discussed above, Clause 5.2.6.1 of the NTPS2020 does not apply to club or leisure and recreation uses in Zones OR or LMR.

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

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

Administration
1. The consent authority must not ***consent*** to a development that is not in accordance with sub-clause 3, except where:
   (a) the development is covered by an area plan listed in Part 2 (Major Remote Towns) of the Planning Scheme, in which case the consent authority may ***consent*** to a development that is not in accordance with sub-clause 3 if the service authority responsible for distribution of electricity, water and sewerage services points to compliance being impractical or prohibited; or
   (b) the development is for the purpose of a **child care centre**.

Requirements
2. A use or development or a proposed use or development that is:
   (a) not a ***residential building***;
   (b) on land that is in a zone other than Zones LR, LMR, MR or HR; and
   (c) abuts land in any of those zones;
   must provide a setback to the boundary that abuts any of those zones of not less than 5m.

Does not apply – the application proposes to relocate a maintenance shed to the site frontage to Tambling Terrace, where part of the shed will be on Zone LMR land. However, as the Zone LMR land on the site does not contain any residential buildings, the clause is not considered to apply.

3. The setback described in sub-clause 2 is to be landscaped to provide a visual screen to the adjacent land Zoned LR, LMR, MR or HR for a minimum depth of 3m.

Not applicable – the relocated shed will not be adjacent to any residential buildings.

4. The development should provide a solid screen fence of a minimum height of 1.8m at the boundary with land in Zones LR, LMR, MR or HR.

Not applicable – the relocated shed does not share a boundary with residential zoned land as the zone LMR portion of the site is within a larger parcel mostly zoned OR.

Assessment

Not applicable – as discussed above – the proposed shed partly within Zone LMR land will not be adjacent to any residential buildings or share a lot boundary with residential zoned land.

Other commercial

5.5.3 General Building and Site Design

Purpose
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.

Administration

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.

Complies - the application is considered to reasonably address the relevant principles in the Community Safety Design Guide that apply to the proposed development.

DAS comments
Due to the likely increase in night time patronage of the site, the DCA may wish to consider asking the applicant during the hearing to provide further comment regarding how the development addresses the design principles relating to signage and lighting of footpaths and car parking areas.

Requirements

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

Not applicable – there are no vistas of architectural, landscape or cultural significance within or in the vicinity of the site.

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

Complies - the proposed outbuilding is in keeping with the character of the other outbuildings and structures in the vicinity.

4. Minimise expanses of blank walls.

Complies – the proposed outbuilding contains a large, central breezeway/function area, which breaks up the appearance of building massing.

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

Complies – the application states *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.

Complies - the proposed addition (Hellenic club room) contains a large breezeway and covered verandah and the shape and orientation of the building is favourable for capturing prevailing breezes.

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

Complies - the propsoed outbuilding is unlikely to create noise impacts due to its size and location towards the centre of the site away from surrounding residential zoned land.

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

Complies - the application states *any new service ducts, pipes, air conditioners or the like will be concealed and screened from view.*

9. Minimise use of reflective surfaces.

Complies - no reflective surfaces are proposed.

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

Complies – the application does not propose any changes to the existing pedestrian or vehicular access to or from the site.

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

FIR - the works includes a direct pedestrian link from the outbuilding addition to other buildings and public spaces (Club, AFL/cricket changerooms and cark parking area).

The applicant to confirm if the pathway upgrades will facilitate wheelchair access from the main car parking area to the outbuilding addition.

12. Provide protection for pedestrians from sun and rain.

Complies – the application states *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.

Complies - the application states *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.

Generally Complies - most of the users of the outbuilding addition (Hellenic club rooms) will utilise the existing car parking area on the site. The DCA may wish to consider asking the applicant during the hearing if shade and screening is to be provided for the 13 new car parking spaces adjacent to the AFL/cricket field.

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

Complies - *the application states the proposal includes ablution facilities for both players and guests*. Due to the small size of the outbuilding addition, it would not be reasonable to require the provision of child minding facilities or a dedicated parent's room, notwithstanding that a shared parenting room/medical room is provided.

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

Does not comply - although bicycle access is provided to the Hellenic club houses via an extended driveway from the AFL/cricket field, dedicated cycle storage and shower facilities are not provided. Notwithstanding these requirements, the small scale of the proposed outbuilding is noted.

Assessment

FIR - the application to either provide an updated statement of effect justifying a variation to subclauses 12 and 14 or amended plans (prior to the hearing or as a condition's precedent) in accordance with subclause(s).

On 25 September 2026, further information was requested from the application regarding the applications compliance with subclauses 11 and 16. On 30 September 2026, the applicant confirmed that these subclauses were to be addressed as conditions precedent for amended plans.

COMPLIES - subject to amended plans addressed as a conditions precedent in accordance subclauses 11 and 16.

5.8.3 Club

Purpose
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.

Administration
1. The consent authority may ***consent*** to a **club** that is not in accordance with sub-clauses 2-5 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***.

Requirements
2. The provision of food and drink is ***ancillary*** to the use of the **club** and only caters for members, visitors or staff.

Not appliable – the application does not propose any changes to the primary use of the land for Club.

3. Hours of operation are consistent with reasonable community expectations for the use and do not impact on the ***amenity*** of nearby residential uses.

Not applicable - the application will not affect the existing hours of operation of the TCSS Club.

4. The design of an ***alfresco dining area*** or outdoor entertainment space located adjacent to a ***dwelling*** is to take account and reasonably mitigate noise and privacy impacts.

Not appliable – the application does not propose any changes to the TVSS Club.

5. The design and operation of a **club** adjoining land in a residential zone should provide:
   (a) a 1.8m high solid screen fence for the full length of any property boundary; and
   (b) a landscaped area at least 2m wide within the ***site*** along all street boundaries.

Not appliable – the application does not propose any changes to the TVSS Club.

Assessment

As discussed above, the clause does not apply to the application as it does not propose any changes to the primary land use (Club).

5.8.5 Leisure and Recreation

Purpose
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.

Complies - the proposed development is consistent with the purpose of the clause as it for alterations and additions to an existing leisure and recreation use that incorporate appropriate building design and retains the existing vehicle access arrangements to the site.

Administration

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***.

Requirements

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

Complies - the proposed development is suitable to meet the needs of users as it proposes to upgrade the sporting facilities within an existing leisure and recreation use.

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.

Complies - the application states *'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 club house.'*

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.

Complies - the application provides the following comments regarding subclauses 4(a-c);

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.

DAS comments

The DCA may wish to consider asking the applicant to provide further comment during the hearing regarding the how the light structures have been designed to mitigate potential amenity impacts on surrounding development.

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

Comments have been sought from Darwin City Council with regards to the impact on the local road networks.

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.

Complies – the application provides the following comments regarding subclause 6;

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.

DAS comments
The DCA may wish to consider asking the applicant during the hearing to provide further comment regarding how the sports precinct will operate to reduce potential amenity impacts on the surrounding locality from increased capacity and patronage.

Assessment

Complies - the application generally complies with Clause 5.8.5 Leisure and Recreation. The DCA may wish to consider asking the applicant during the hearing to provide further comment regarding how the lighting system and the other upgraded facilities will be operated to mitigate potential amenity impacts on surrounding development.

To whom it may concern,

I am writing to express my strong support for the proposed upgrade and development of the Tracy Village Sporting Precinct.

This project is an important investment in our existing community facilities that have served local families for many years. With the facilities having had no major upgrade in approximately 50 years, the proposed improvements would provide a safer and more suitable environment for players, children, families and spectators. I believe the proposed investment is long overdue.

I believe this development would be something truly positive for the Hellenic community. Having a proper home ground would give the team a place they can call their own – somewhere that players, families, supporters and volunteers can come together to build a real sense of belonging and community spirit.

The upgraded facility would also mean that the area could be used more actively, particularly in the evenings. Having families, players and supporters regularly using the grounds would create a positive presence in the area and could help reduce anti-social behaviour.

I fully support the proposed development and hope it is given favourable consideration.

Kind Regards



Irini Parimeros

Home Ground Hellenic

The Hellenic Athletic Club home ground at Tracy Village in Lyons is a fantastic sporting precinct that provides an outstanding environment for young footballers and their families. With more than 400 girls and boys participating in soccer at this venue, the facility has become an important hub for community sport, inclusion, and healthy lifestyles.

The grounds offer a safe, welcoming, and family-friendly atmosphere where children of all skill levels can develop their confidence, teamwork, and sporting abilities. The precinct is well utilised throughout the season, bringing together players, coaches, volunteers, and supporters from diverse backgrounds. It is inspiring to see so many young people actively engaged in sport rather than sedentary activities, fostering physical fitness, friendship, and personal growth.

The Hellenic Athletic Club deserves recognition for its commitment to grassroots football and its dedication to providing opportunities for both girls and boys to participate in the world game. The club's strong focus on junior development helps create a positive pathway for young athletes while promoting important values such as respect, discipline, sportsmanship, and community spirit.

Tracy Village has proven to be an excellent location for soccer, offering families convenient access to quality sporting facilities and ample space for training and competition. Match days generate a vibrant atmosphere that strengthens community connections and encourages social interaction among residents.

The success of having over 400 junior participants demonstrates the significant demand for soccer facilities in the area and highlights the positive contribution the precinct makes to the wider Lyons and Palmerston community. Continued support and investment in this sporting hub will ensure that future generations of children can enjoy the many benefits of organised sport.

Overall, the Hellenic Athletic Club home ground at Tracy Village is a valuable community asset that promotes health, wellbeing, inclusiveness, and youth development. It is a wonderful example of how sporting facilities can bring people together and create positive outcomes for hundreds of local families.

Thanks, Alex Boubaris 20 Gumulala Street Lyons.

To Whom It May Concern,

As a resident of Lyons, I would like to express my strong support for the Hellenic Athletic Club's use of the Tracy Village sporting precinct and highlight the positive impact it has on our community.

The club provides an exceptional opportunity for more than 400 girls and boys to participate in soccer in a safe, structured, and encouraging environment. Having such a large number of young people involved in sport is a tremendous asset for our area and demonstrates the important role the club plays in promoting healthy and active lifestyles.

As someone who lives locally, I regularly see families attending training sessions and weekend matches. The precinct is always filled with energy, enthusiasm, and community spirit. It is wonderful to witness children developing their skills, building friendships, learning teamwork, and gaining confidence through their involvement in sport. The club creates a welcoming atmosphere where players of all backgrounds and abilities feel included and supported.

The Hellenic Athletic Club also relies heavily on the dedication of volunteer coaches, parents, and committee members who invest countless hours into ensuring young people have the opportunity to participate in organised sport. Their efforts help create a positive environment that benefits not only players but also their families and the broader community.

The Tracy Village facilities have become an important meeting place for local residents. Match days bring together hundreds of people, strengthening community connections and encouraging social interaction. The club contributes significantly to the wellbeing of young people while fostering respect, discipline, sportsmanship, and a sense of belonging.

With participation continuing to grow, it is clear that there is a strong demand for quality soccer facilities in the Palmerston region. The Hellenic Athletic Club has demonstrated its ability to successfully deliver programs for a large number of junior players and provide meaningful opportunities for youth development.

I strongly support the continued presence and growth of the Hellenic Athletic Club at Tracy Village. The club is a valued part of our community and provides lasting benefits to hundreds of local children and families each year.

Yours sincerely,



Pedro Rigas

44 Damabila Drive, Lyons

Submission in Support of Proposed Development

Tracy Village Sports Precinct - 28 Tambling Terrace, Lyons

Lot 09775, Town of Nightcliff

To the Development Consent Authority (Darwin Division),

I am writing as a nearby resident to express my strong support for approval of the proposed alterations and additions to the Tracy Village Sports Precinct.

I live around the corner from the site and believe this redevelopment is a positive opportunity to activate and improve a long-standing community sporting space. Upgraded, well-used facilities will bring more families, players, volunteers and spectators into the precinct and, in my view, create a safer and more welcoming environment for children and young people to play, train and spend time.

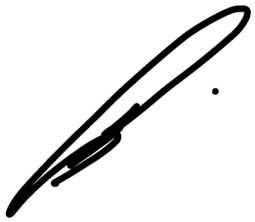
The proposed investment in new and upgraded sporting infrastructure also has broader community benefits. Better playing fields, lighting, change rooms, amenities and club facilities can encourage greater participation in sport, support junior development, provide more inclusive facilities for women and girls, and give local clubs a stronger base from which to operate. Regular use of the precinct can also increase passive surveillance and community presence, helping the space feel safer and better cared for.

The redevelopment makes good use of an existing sporting precinct rather than creating a new facility elsewhere. Improving infrastructure already serving the northern suburbs is a practical way to strengthen community recreation, volunteering and social connection, while providing facilities that can serve multiple sports and generations of residents.

I also see value in improvements to lighting, irrigation and playing surfaces. Well-maintained fields and modern facilities can improve the quality and safety of participation, extend the useful hours of the precinct and create a more attractive and functional community environment.

While normal planning matters such as traffic, lighting, noise and construction impacts should be appropriately managed through the approval process, I believe the overall community benefits are significant. I respectfully ask the Development Consent Authority to approve the proposed development.

Yours sincerely,



Chris Paradisis
Nearby resident
21 August 2026

To Whom It May Concern,

I am a resident of Muirhead and would like to provide my strong support for the Hellenic Athletic Club and its use of the Tracy Village sporting precinct. As a nearby resident, I have seen firsthand the positive impact the club has on local families and the wider community.

The Hellenic Athletic Club provides an outstanding opportunity for more than 400 girls and boys to participate in soccer in a safe, inclusive, and well-organised environment. The club's commitment to junior development is evident in the large number of young players who attend training and matches each week. It is encouraging to see so many children actively involved in sport, developing not only their football skills but also important life skills such as teamwork, discipline, resilience, and respect.

The Tracy Village precinct has become a vibrant community hub where families from across Palmerston and the northern suburbs come together to support their children. The atmosphere on game days is always positive and welcoming, with players, parents, coaches, and volunteers working together to create an enjoyable sporting experience for everyone involved.

As a Muirhead resident, I particularly appreciate the role the club plays in keeping young people active and connected to their community. Sporting clubs such as Hellenic Athletic Club provide a valuable sense of belonging and help build friendships that extend beyond the football field. The club's programs encourage participation from children of all backgrounds and abilities, making it a genuinely inclusive organisation.

The dedication of the club's volunteers, coaches, and administrators should also be acknowledged. Their efforts ensure that hundreds of young athletes have access to quality coaching, structured competition, and positive role models. The success of the junior program reflects the hard work and commitment of many people behind the scenes.

Having more than 400 junior players involved at the precinct clearly demonstrates the importance of these facilities to the local community. The Hellenic Athletic Club has become an important contributor to youth development, community wellbeing, and social connection throughout the region.

I strongly support the continued growth and success of the Hellenic Athletic Club at Tracy Village. The club is a valuable community asset that provides significant benefits to hundreds of children and families and helps create a stronger, healthier, and more connected community.

Yours sincerely,

Manuel Lolias

22 Dreier Street, Muirhead

Dear Development Consent Authority Members,

Please accept this submission regarding the proposed Masterplan development for the Tracy Village site.

We write to express significant concerns regarding the site, the application, its contents, and the public exhibition process—concerns shaped by twenty years of observation of poor site management and unconsulted development including cricket nets and their canopy area, which have been placed within zone LMR.

Procedural & Notification Issues

- **Inadequate Signage:** The application was not properly advertised. No notice was posted along the Tambling Terrace frontage. We request that signage be installed on Tambling Terrace in a prominent central location and the public exhibition period extended by at least one week.
- **Lack of Consultation:** Our repeated attempts to participate in the Tracy Village Masterplan consultation were unsuccessful; the process was brief, poorly notified, and a copy of the master plan was unavailable until this application was advertised.

Site & Infrastructure Impacts

- **Impact on Wanguri & Tiwi Residents:** Despite being significantly affected by visual intrusion from proposed infrastructure, residents of Wanguri and Tiwi were not acknowledged in the application and the impact of the use on these residents had not been demonstrated in the design of the proposal.
- **Loss of Landscaped Setbacks & Safety Risks:** Proposed development involves encroachment on and clearing long-established landscaping along Tambling Terrace and Henbury Avenue to squeeze in two fields, install fencing and light poles despite there being adequate space to accommodate these further away from boundaries, busy roads and residential areas. Light poles are too close to the boundary and with stray balls pose a hazard, as they risk falling into Tambling Terrace or Henbury Avenue both of which are major emergency routes for ambulances heading to Darwin Hospital.

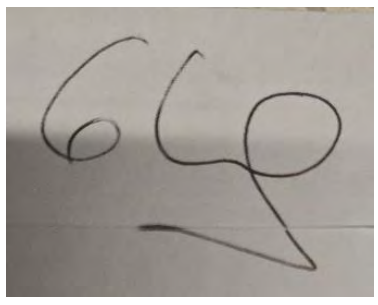
Conclusion We value Tracy Village as a vital social and sporting asset and do not wish to delay the proposal, nor do we object to soccer fields or lighting. However, given the frequent changes in committee leadership, local residents lack confidence that the site is being managed with due care for its neighbours.

Due to limited time to expand on these points here, we request an invitation to any public meeting where this application will be decided. We wish to address the Authority directly with our concerns and present suggestions for achieving a more appropriate frontage along Tambling Terrace and Henbury Avenue, similar to the outcomes reached for the nearby Harry's Place development.

Sincerely,

G and T Maly

21 August 2026





I am pleased to express my strong support for the proposed Tracy Village Sports Precinct redevelopment.

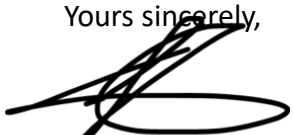
Investment in quality sporting facilities provides significant benefits well beyond the playing field. A modern, well-designed precinct would create a stronger home for grassroots sport, encourage greater participation by children, young people and families, and provide opportunities for clubs and community organisations to grow.

Grassroots sporting clubs play an important role in building healthier, more connected communities. They provide young people with opportunities to develop teamwork, discipline, confidence and leadership, while bringing families and the broader community together.

The Tracy Village redevelopment represents an opportunity to create a long-term community asset that can support a wide range of sporting and recreational activities and cater for the growing needs of the Darwin community.

I strongly support the project and believe the investment will deliver lasting social, sporting and community benefits for current and future generations.

Yours sincerely,



Laz Gikas

29 Tambling Terrace

Hi Team,

I am writing in support of the proposed development and upgrades to the Tracy Village Sporting Precinct at 28 Tambling Terrace, Lyons.

Tracy Village has been an important sporting and community facility in Darwin for many years, and I believe the proposed improvements represent a very positive investment in the future of the precinct and the wider community.

Upgrading the sporting fields, lighting, changerooms, amenities and associated facilities will provide better and safer opportunities for people of all ages to participate in organised sport and recreation. Quality sporting facilities encourage people to be active, provide opportunities for children and young people to participate in sport, and give families a place where they can come together as part of their local community.

The improvements will also help ensure that Tracy Village remains a welcoming, functional and sustainable sporting precinct capable of meeting the needs of a growing community into the future.

Investment in community sporting infrastructure has benefits that extend well beyond the individual sporting clubs that use the facilities. It supports healthier lifestyles, strengthens community connections and provides positive environments for children, young people and families.

For these reasons, I strongly support the proposed development and believe it will be a valuable long-term improvement for Tracy Village and the broader Darwin community.

Regards,

Peter Meyer

To Whom It May Concern,

I wish to express my strong support for the proposed **Tracy Village Sports Precinct redevelopment** and the benefits it will provide to local families and young people.

Quality sporting facilities are essential for giving children opportunities to be active, make friends, build confidence and develop important values such as teamwork and discipline. They also provide families with a safe and welcoming environment to connect with their local community. Both of my children are involved in sports and as residents of the Lyons area, the precinct will directly benefit them.

A modern Tracy Village Sports Precinct would strengthen grassroots sport, support growing junior participation and provide families with facilities they can enjoy for years to come.

This is more than an investment in sport—it is an **investment in our children, families and the future of our community**.

Yours sincerely,



Chrystalla Yiannitsaros

17 Gumulala Street, Lyons

From:	Kaara Tweedie
To:	Das NTG
Subject:	Lights for Tracy Village cricket / Football oval
Date:	Wednesday, 26 August 2026 6:34:42 PM

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good evening,

I am writing in strong support of the proposal to install lighting at the Tracy Village cricket/football oval.

As a resident living in the vicinity of Tracy Village, I believe the installation of appropriate lighting would provide significant benefits to the local community and allow the oval to be used more effectively throughout the year.

Tracy Village is an important community sporting precinct, providing opportunities for local residents, children, young people and sporting clubs to participate in physical activity and connect with their community. However, the current limitations around daylight hours can restrict training, games and other sporting activities, particularly during the shorter months of the year.

The installation of suitable lighting would provide greater versatility in how and when the oval can be used. Being able to schedule training, games and community activities during the evening would provide an important alternative to playing during the extreme heat of the day. This is particularly relevant in the Northern Territory, where daytime temperatures can make outdoor sport challenging and uncomfortable for players, coaches, officials and spectators.

Having the option to play at night would not only provide greater comfort for participants but could also encourage more people to participate in sport. Evening games and training can be more accessible for people who work or attend school during the day, while also providing clubs with greater flexibility when planning their seasons and competitions.

Importantly, increased evening access could help sporting organisations make better use of the existing facility and potentially support a broader range of sports and activities. Rather than being limited to daylight hours, the oval could become a more versatile community sporting facility that can cater for training, competition and community activities at different times of the day.

There are also broader community benefits. Increased use of the oval during the

evening would contribute to the precinct being an active and welcoming community space rather than sitting unused once daylight hours finish. Well-designed lighting can also improve visibility and contribute to a safer environment for participants and spectators using the facility.

I understand that any lighting installation would need to be appropriately designed and managed to minimise impacts on surrounding residents, including consideration of light spill, operating hours, noise and the amenity of neighbouring properties. As a nearby resident, I would support appropriate controls being put in place to ensure the facility can be used effectively while remaining respectful of the surrounding residential community.

I believe investing in lighting at Tracy Village would provide a significant benefit to the local community. It would encourage participation, support local sporting clubs, provide greater flexibility for when sport can be played, and importantly, provide an opportunity for people to enjoy outdoor sport without having to do so during the extreme heat of the day.

As a resident living nearby, I strongly support the installation and use of appropriate lighting at the Tracy Village cricket/football oval and believe it would be a worthwhile investment in the local community and the future of community sport.

I encourage the relevant decision-makers to support the proposal.

Kind regards
Kaara Tweedie
109 Tiwi Gardens, Tiwi NT 0810
0404493167

To: The Development Consent Authority 23 September 2026

From: Kevin Phang

Lot 09775 Town of Nightcliff, 28 TAMBLING TCE, LYONS, MZ (Multi Zone)

Proposed Development: Alterations and additions to an existing club and leisure and recreation

I am writing to express my strong support for the proposal to upgrade 'Tracy Village'. As a long-term resident of the area, who regularly walks around the neighbourhood, I fully endorse the proposal and consider that there will be numerous community benefits from this long-overdue development. I am confident that this will occur in a reasonable, balanced manner.

These benefits, which in my opinion should outweigh any traffic, noise etc concerns, include:

- Revitalised green and community space with better quality turf and irrigation and modern perimeter fencing
- Increased usability of the space with better training and playing fields, change room upgrades and an appropriate standard of lighting to enable usage after dark
    - After dark usage, lighting and added community traffic in the area should add to safety and liveability
- Improved grass roots football and other sport participation across a range of age groups, noting numerous clubs affiliated with Tracy Village
    - The physical and mental health and recreation benefits, and improved community cohesion, associated with increased sports participation are significant
- Flow on benefits with respect to supporting patronage and membership of the Tracy Village Social and Sports Club, which will contribute to social amenity and vibrancy in the Northern Suburbs
    - Unfortunately, over the years, Tracy Village has experienced numerous difficulties and is 'showing its age'.
    - I expect revitalisation would then help to improve food, entertainment and other functions and return Tracy Village to a thriving hub of activity.

It is critical that local investment in Tracy Village is increased to provide a multitude of social benefits for the community. I look forward to your favourable consideration of the proposal to upgrade Tracy Village and to seeing the proposed development proceed.

K. Phang

Civic Centre
Harry Chan Avenue
Darwin NT 0800

GPO Box 84
Darwin NT 0801

P 08 8930 0300
E darwin@darwin.nt.gov.au

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

Please Quote: PA2026/0263

21 August 2026

To whom it may concern

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

Proposed Development: **Alterations and Additions to an Existing Club and Leisure and Recreation**

Thank you for the development application referred to this office on 7 August 2026 concerning the above.

Should this application be approved, the following conditions pursuant to the *Planning Act 1999* and City of Darwin's responsibilities under the *Local Government Act 2019* are also recommended for inclusion in the development permit issued by the Development Consent Authority.

CONDITIONS PRECEDENT

1. 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.

2. 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.

3. 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.

4. 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.

GENERAL CONDITIONS

- Any damaged or removed infrastructure located in, on or over the road reserve (inclusive of preexisting street trees), is to be repaired or replaced at either the developers or landowners' cost, to the satisfaction of the City of Darwin.

- 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.

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by City of Darwin and all approved works shall be constructed at the applicant's expense, to the requirements of City of Darwin.

- Sight lines shall be provided at crossovers to public streets, to the satisfaction of, City of Darwin. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.

- 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.

- All developments on/or adjacent to any easements on-site, in favour of City of Darwin shall be carried out to the requirements and satisfaction of City of Darwin.

- Waste bin enclosures, storage and pick-up shall be provided in accordance with City of Darwin's Waste Management Guidelines.

- All works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.

- Any proposed stormwater connections to City of Darwin stormwater system or proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.

- Any proposed crossover must be designed in accordance with the NT Subdivision Development Guidelines and to the satisfaction of the City of Darwin.

- 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.

- 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.

ADVICE NOTES

- Any proposed signage for the site shall be subject to a separate assessment in accordance with City of Darwin's Policy 6310.100.E.R – Outdoor Advertising Signs Code.

If you require any further information in relation to this application, please feel free to contact City of Darwin's Innovation Team on 8930 0300 or darwin@darwin.nt.gov.au

Yours sincerely

Signed by:
Alice Percy
CE1FB1C1B5746BDE

ALICE PERCY
GENERAL MANAGER INNOVATION

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Record No: D2026/244268
Container No: NE550/9775

Your Ref: PA2026/0263

Sam Pallet
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Sam

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

In response to your letter of the above proposal for the purpose of alterations and additions to an existing club and leisure and recreation, Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. The existing 750kVA Package Substation 1794 on Lot 9775 provides limited capacity of power supply to the existing club buildings.

2. The Proponent, Tracy Village Social and Sports Club Inc (TVSSC) shall engage an electrical consultant or licensed electrician to prepare a revised overall AS-3000 maximum power demand calculation for both new club facilities and existing buildings; and apply for a Negotiated Connection application under the Australian Energy Regulator (AER) compliance process for PWC's assessment on power supply capacity upgrade requirements.

3. The engaged licensed electrician shall carry out the customer's internal electrical reticulation upgrade works, including the Main Switchboard for the proposed development, in accordance with the PWC's current NP018 Service and Installation Rules 2024 and NP010 Meter Manual.

4. There is a 3m wide with associated 3.5m x 3.5m electricity supply easement for the existing underground 11kV cable route and the package substation on Lot 9775. TVSSC shall be responsible for complying with permitted, controlled and prohibited activities on the electricity easement as per PWC's NP021 - Easement Guidelines.

5. The electricity supply easement shown on the Site Plan (Drawing No. SK003) is incorrect. The correct electricity supply easement shall be referred to the attached Earl James & Associates' electricity supply easement drawing No. 07/5744/15.

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

Yours sincerely

(Caeser Yik)
For Thanh Tang
Manager Distribution Development

18 August 2026

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Container No: LD550/9775

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Sam Pallet

RE: PA2026/0263 - Lot 09775 Town of Nightcliff - 28 Tambling Tce, Lyons NT - Alterations and additions to an existing club and leisure and recreation

In response to your letter of the above proposal for development application purpose, Power and Water Corporation Water Services advises the following with reference to water and sewer enquiries:

1. The developer may need to upgrade the existing water and sewer service and should contact Services Development prior to start of construction.

2. PWC are working towards a water efficient future, through the implementation of water saving practices that provide potential financial savings to our customers. PWC strongly encourages you to visit the Living Water Smart website https://www.livingwatersmart.com.au/ to find out more on how to improve your developments landscaping and irrigation.

3. The developer must ensure that;

    a) Backflow prevention is installed at the water service in accordance with AS/NZS 3500.1 – Plumbing and Drainage - Water Services

    b) Where applicable, the device is tested annually in accordance with AS/NZS 2845.3 field testing and maintenance of testable devices.

    Visit https://www.powerwater.com.au/developers/water-development/backflow-prevention or contact BackflowPrevention.PWC@powerwater.com.au for all backflow prevention enquires.

4. Full lot fire coverage cannot be achieved from existing hydrants. Internal firefighting arrangements must be made to the satisfaction of NT Fire and Rescue Service. An internal break tank maybe required for firefighting, as direct pumping from PWC water mains is not permitted.

    PWC recommends that the developers' hydraulic consultant confirm internal firefighting requirements with PWC prior to the development, so that flow capability can be adequately assessed.

5. The developer must ensure that;

    a) Prior to construction Trade Waste approval or exclusion is obtained – to discuss requirements for the proposed development contact TradeWasteDept.PWC@powerwater.com.au

    b) Before seeking clearance the owner/customer has obtained a License to discharge Trade Waste by applying here https://www.powerwater.com.au/developers/water-development/trade-waste

6. The existing sewerage easements within the subject lot is still required. Structures must not be located on or over a water supply or sewerage easement, or where no easement exists such as within a road reserve without obtaining the prior written approval of Power and Water.

7. All required works mentioned above must all be at according to Power and Water's Connection Code and at the developer's expense. All standard, quoted and Water and Sewerage System Extension Policy (WASSEP) charges, as well as contribution charges may be applicable. As required, Power and Water will reassess the charges for the development.

8. Power and Water advises that the Water and Sewer Services Development Section (developer.concierge@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) must be contacted via email a minimum of 1 month prior to construction works commencing.

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

Yours sincerely

Craig Thomas

Craig Thomas
Services Development

20 August 2026

cc: Cat Tatam
email: cat@tatamplanningco.com.au

Airport Development Group

PO Box 40996
Casuarina NT 0810
1 Henry Wrigley Drive
Eaton NT 0820
T +61 8 8920 1811
E informationdarwin@adgnt.com.au
ABN 77 081 422 915

20 August 2026

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

Submission uploaded direct to NT Government ILIS

Dear Development Assessment Services,

RE: PA2026/0263 Lot 09775 Town of Nightcliff, 28 Tambling Tce, Lyons – Alterations and additions to an existing club and leisure and recreation

Thank you for your email of 7 August 2026, with reference to online exhibition material and the opportunity for Airport Development Group (ADG) to provide comment.

The Statement of Effect describes the proposed development as works relating to Phase 1 of the Tracy Village Masterplan, including the construction of the new Hellenic Clubhouse, new sporting fields, lighting and incidental works. In particular, the new lighting comprises:

- 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 5) – four (4) lighting poles to a maximum pole height of 31m, plus a lighting rod.
- Upgraded lighting baseball diamond (Field 4)

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

1. **Location in relation to the airport**

   Darwin International Airport is a joint-user operation with the Department of Defence (RAAF Base Darwin). The site lies approximately 5.6km from the aerodrome reference point.

2. **Assessment against National Airports Safeguarding Framework (NASF)**

   Guideline A – Managing impacts of aircraft noise

   The site lies outside the ANEF contours and N-contours for Darwin International Airport / RAAF Base Darwin.

Airport Development Group

Guideline B – Building-generated windshear and turbulence

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

Guideline C – Wildlife hazard management

The site lies within 13km of the Darwin International Airport aerodrome reference point. There must be no site activity that attracts birds and wildlife that could create a hazard for aircraft operations.

In accordance with NASF Guideline C, the site lies within Area B (within 3-8km of the airport). The NASF Wildlife Hazard Management Action Table advises that a sports facility (e.g. football fields) is assigned a 'moderate' wildlife attraction risk. As such, existing development and land uses are assigned the action 'monitor'. New and changed development and land uses are assigned the action 'mitigate'.

Guideline E – Lighting in the vicinity of the airport

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

The development's lighting must comply with Regulation 94 (Dangerous Lights) of the Civil Aviation Regulations 1988.

Guideline F – Safeguarding airspace

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

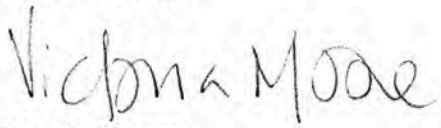
ADG has assessed this proposal against the Obstacle Limitation Surfaces (OLS) and Procedures for Air Navigation – Operations (PANS–OPS) surfaces for Darwin International Airport:

- Development plan and drawings indicate a max height of the football field lighting to be 26m (51.3m AHD) excluding the lightning rod.
- Development plan and drawings indicate a max height of the AFL/ Cricket field lighting to be 31m (56.3m AHD) excluding the lightning rod.
- The location falls under the Conical Surface (140m AHD)
- These structures are below the OLS surface,
- These structures are below the PANS-OPS surface
- Crane operations used during construction may infringe the OLS or PANS-OPS surface and will require submission of a separate crane application, subject to approval.
- Based on the information available, these structures do not trigger any obstacle lighting requirements as per section 9.27 of Part 139 (Aerodromes) Manual of Standards 2019 (MOS 139). However, the regulations do state that owners of tall structures whose summit is below the OLS, or that is less than 100m AGL, may on their own volition, provide obstacle lighting to indicate the presence of such structures at night. In this case, obstacle lighting should align with sections 9.30 and 9.31 of MOS 139 – flashing medium intensity lighting.

Airport
Development Group

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

Yours sincerely,



Victoria Moore
Regulatory & Planning Manager

NORTHERN TERRITORY GOVERNMENT
Department of **LANDS, PLANNING AND ENVIRONMENT**

Level 1
Goyder Centre
25 Chung Wah Terrace

Postal address
PO Box 496
Palmerston NT 0831

E DevelopmentAssessment.DLPE@nt.gov.au

T 08 8999 4446

27 August 2026

Mr Sam Pallet
Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
DARWIN NT 0801

Our Ref: DLPE2026/0311
Your Ref: PA2026/0263

Dear Mr Pallet

Re: PA2026/0263 Alterations and additions to an existing club and leisure and recreation

The information provided for the above application has been assessed by the relevant divisions within the department, and the following comment is provided:

Lands and Planning Division

Crown Land Estate

Lot 9775 Town of Nightcliff is held by Tracey Village Social and Sports Club Inc as a Crown Lease in Perpetuity No. 2094 for the purpose of a sports club and ancillary uses.

Should you have any further queries regarding these comments, please contact the Development Coordination Branch by email DevelopmentAssessment.DLPE@nt.gov.au or phone (08) 8999 4446.

Yours sincerely



Maria Wauchope
Executive Director Land Resources