

STATEMENT OF EFFECT.
PLANNING SCHEME AMENDMENT – PARTIAL REZONING
FROM OR (ORGANISED RECREATION) TO LR (LOW DENSITY RESIDENTIAL)
77 ROSS SMITH AVENUE, PARAP (LOT 5292 TOWN OF DARWIN)



ATTACHMENT A.

CERTIFICATE OF TITLE.

Date Registered: 26/06/2017

Volume 819 Folio 632

Duplicate Certificate as to Title issued? No

SEARCH CERTIFICATE

Lot 5292 Town of Darwin from plan(s) S 80/106
Area under title is 3 hectares 8000 square metres

Owner:

City of Darwin
of 1 Harry Chan Avenue, Darwin NT 0800

Easements:

Electronic communications Easement to Northern Territory of Australia

Registered Date	Dealing Number	Description
		Previous title is Volume 806 Folio 449
26/06/2017	889375	Electricity supply Easement to Power and Water Corporation
23/11/2009	715504	Drainage Easement granted to the proprietor(s) of lot(s) 5602
End of Dealings		



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

Record of Administrative Interests and Information

The information contained in this record of Administrative Interests only relates to the below parcel reference.

Parcel Reference: Lot 05292 Town of Darwin plan(s) S 80/106

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

Government Land Register

(none found)

Custodian - Registrar General (+61 8 8999 6252)

Current Title

CUFT 819 632 (order 1)

Tenure Type

ESTATE IN FEE SIMPLE

Tenure Status

Current

Area Under Title

3 hectares 8000 square metres

Owners

City of Darwin
1 Harry Chan Avenue, Darwin NT 0800

Easements

Electronic communications Easement to Northern Territory of Australia
Electricity supply Easement to Power and Water Corporation

Scheme Name

(none found)

Scheme Body Corporate Name

(none found)

Reserved Name(s)

(none found)

Unit Entitlements

(none found)

Transfers

(none found)

Tenure Comments

(none found)

Historic Titles

CUFT 806 449 (order 1)

CUFT 742 488 (order 1)

CUFT 534 046 (order 1)

CUFT 214 035 (order 1)

CUCL 194 060 (order 1)

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

Custodian - Surveyor General (+61 8 8995 5354)**Address**

77 ROSS SMITH AVE, PARAP

Survey Plan

S 80/106

Survey Status

Approved

Parcel Status

CURRENT

Parcel Area

3 hectares, 8000 square metres

Map Reference

Code 200 Scale 2500 Sheet 29.24

Parent Parcels

(none found)

Parcel Comments

FORMER PT LOT 2991 AND LOT 3468 VIDE S80/106/13. PROCLAIMED RESERVE 1661 FOR RECREATION AND AMUSEMENT NTG G34 26/8/1983. R1661 REVOKED NTG 11/10/1989.

Survey Comments

(none found)

Proposed Easements

(none found)

Local Government Area

DARWIN MUNICIPALITY

Region

DARWIN



Custodian - Valuer General (+61 8 8995 5375)

Owner's Last Known Address

CITY OF DARWIN, PO BOX 84, DARWIN NT 0801

Parcels in Valuation

Lot 05292 Town of Darwin

Unimproved Capital Value

\$1,250,000 on 01/07/2023 for valuation unit A
\$35,000 on 01/07/2023 for valuation unit B
\$660,000 on 01/07/2023 for valuation unit C
\$1,250,000 on 01/07/2020 for valuation unit A
\$35,000 on 01/07/2020 for valuation unit B
\$660,000 on 01/07/2020 for valuation unit C
\$1,375,000 on 01/07/2017 for valuation unit A
\$39,000 on 01/07/2017 for valuation unit B
\$730,000 on 01/07/2017 for valuation unit C
\$1,430,000 on 01/07/2014 for valuation unit A
\$40,000 on 01/07/2014 for valuation unit B
\$750,000 on 01/07/2014 for valuation unit C
\$1,300,000 on 01/07/2011 for valuation unit A
\$35,000 on 01/07/2011 for valuation unit B
\$680,000 on 01/07/2011 for valuation unit C
\$862,500 on 01/07/2008 for valuation unit A
\$22,500 on 01/07/2008 for valuation unit B
\$457,500 on 01/07/2008 for valuation unit C
\$575,000 on 01/07/2005 for valuation unit A
\$15,000 on 01/07/2005 for valuation unit B
\$305,000 on 01/07/2005 for valuation unit C
\$420,000 on 01/07/2002 for valuation unit A
\$14,000 on 01/07/2002 for valuation unit B
\$225,000 on 01/07/2002 for valuation unit C
\$412,000 on 01/07/1999 for valuation unit A
\$13,750 on 01/07/1999 for valuation unit B
\$178,000 on 01/07/1999 for valuation unit C
\$300,000 on 01/07/1996 for valuation unit A
\$10,000 on 01/07/1996 for valuation unit B
\$130,000 on 01/07/1996 for valuation unit C
\$256,500 on 01/07/1993 for valuation unit A
\$8,500 on 01/07/1993 for valuation unit B
\$85,000 on 01/07/1993 for valuation unit C
\$210,000 on 01/01/1991 for valuation unit A
\$7,000 on 01/01/1991 for valuation unit B
\$45,000 on 01/01/1991 for valuation unit C
\$160,000 on 01/01/1988
\$70,000 on 01/01/1985
\$50,000 on 01/01/1982
\$40,000 on 01/05/1979

Custodian - Property Purchasing (+61 8 8999 6886)

Acquisitions

(none found)



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

Building Control Areas

BBDAR001 - Building Control Area

DARWIN BUILDING AREA

Building Permits

Application Number: 22 of 22
Description: Ground Floor Renovations
Number of Residential Units:
Australian Bureau of Statistics Type: (none found)
Building Class: Assembly building
Area: 0 square metres
Certification: Assembly building - Occupancy Permit - *issued on 2021-12-09 00:00:00.0*

Application Number: 21 of 22
Description: Shade Sail
Number of Residential Units:
Australian Bureau of Statistics Type: (none found)
Building Class: Non-habitable building
Area: 120 square metres
Certification: Non-habitable building - Occupancy Permit - *issued on 2021-02-02 00:00:00.0*

Application Number: 20 of 22
Description: PV Solar Panel Installation
Number of Residential Units:
Australian Bureau of Statistics Type: (none found)
Building Class: Structure (Fence, Mast)
Area: 0 square metres
Certification: Structure (Fence, Mast) - Occupancy Permit - *issued on 2021-03-17 00:00:00.0*

Application Number: 18 of 22
Description: Demolition of Arafura Games Parap Pool, Marquees for Public Assembly
Number of Residential Units:
Australian Bureau of Statistics Type: (none found)
Building Class: Assembly building
Area: 0 square metres
Certification: Assembly building - Occupancy Permit - *issued on 2019-05-14 00:00:00.0*

Application Number: 17 of 22
Description: Arafura Games Parap Pool - TEMPORARY OCCUPANCY VALID 26/04/2019 - 11:59PM 04/05/2019 (BUILDING ACT SECTION 74)
Number of Residential Units:
Australian Bureau of Statistics Type: (none found)
Building Class: Office



Area:	Non-habitable building
Certification:	0 square metres Office - Occupancy Permit - <i>issued on 2019-04-26 00:00:00.0</i> Non-habitable building - Occupancy Permit - <i>issued on 2019-04-26 00:00:00.0</i>
Application Number:	16 of 22
Description:	Arafura Games Parap Pool, Marquees for Public Assembly
Number of Residential Units:	
Australian Bureau of Statistics Type:	(none found)
Building Class:	Assembly building
Area:	0 square metres
Certification:	Assembly building - Occupancy Permit - <i>issued on 2019-04-26 00:00:00.0</i>
Application Number:	15 of 22
Description:	Removal of Internal walls and new kitchenette to Ground Floor
Number of Residential Units:	
Australian Bureau of Statistics Type:	(none found)
Building Class:	Assembly building Office
Area:	0 square metres
Certification:	Assembly building - Occupancy Permit - <i>issued on 2019-05-14 00:00:00.0</i> Office - Occupancy Permit - <i>issued on 2019-05-14 00:00:00.0</i>
Application Number:	13 of 22
Description:	Storage Shed & Carport
Number of Residential Units:	
Australian Bureau of Statistics Type:	(none found)
Building Class:	Non-habitable building
Area:	120 square metres
Certification:	Non-habitable building - Occupancy Permit - <i>issued on 2018-01-09 00:00:00.0</i>
Application Number:	12 of 22
Description:	New shade structure
Number of Residential Units:	
Australian Bureau of Statistics Type:	(none found)
Building Class:	Non-habitable building
Area:	89 square metres
Certification:	Non-habitable building - Occupancy Permit - <i>issued on 2017-10-03 00:00:00.0</i>
Application Number:	11 of 22
Description:	GOOD NEIGHBOUR COLORBOND FENCING
Number of Residential Units:	
Australian Bureau of Statistics Type:	(none found)



Building Class:	Structure (Fence, Mast)
Area:	(none found)
Certification:	Structure (Fence, Mast) - Certificate of Self-Certification - <i>issued on 2017-09-16 00:00:00.0</i>
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Application Number:	10 of 22
Description:	Leisure & Recreation Facilities including 2 x Swimming Pools
Number of Residential Units:	
Australian Bureau of Statistics Type:	(none found)
Building Class:	Office Shop Assembly building Non-habitable building Structure (Fence, Mast) Storage,warehouse,wholesale building Factory
Area:	846 square metres
Certification:	Office - Occupancy Permit - <i>issued on 2017-10-09 00:00:00.0</i> Shop - Occupancy Permit - <i>issued on 2017-10-09 00:00:00.0</i> Assembly building - Occupancy Permit - <i>issued on 2017-10-09 00:00:00.0</i> Non-habitable building - Occupancy Permit - <i>issued on 2017-10-09 00:00:00.0</i> Structure (Fence, Mast) - Occupancy Permit - <i>issued on 2017-10-09 00:00:00.0</i> Storage,warehouse,wholesale building - Occupancy Permit - <i>issued on 2017-10-09 00:00:00.0</i> Factory - Occupancy Permit - <i>issued on 2017-10-09 00:00:00.0</i>
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Application Number:	9 of 22
Description:	Shade structure
Number of Residential Units:	1
Australian Bureau of Statistics Type:	(none found)
Building Class:	Non-habitable building
Area:	1224 square metres
Certification:	Non-habitable building - Full Code - <i>issued on 2011-11-01 00:00:00.0</i>
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Application Number:	7 of 22
Description:	SHADE STRUCTURE
Number of Residential Units:	0
Australian Bureau of Statistics Type:	(none found)
Building Class:	Structure (Fence, Mast)
Area:	120 square metres
Certification:	Structure (Fence, Mast) - Full Code - <i>issued on 1999-06-08 00:00:00.0</i>
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Application Number:	2 of 22
Description:	WATERSLIDE & PUMP HOUSE
Number of Residential Units:	0
Australian Bureau of Statistics Type:	(none found)



Building Class:	Public
Area:	85 square metres
Certification:	Public - Full Code - <i>issued on</i> 1984-04-27 00:00:00.0

Visit the website <http://www.nt.gov.au/building/>

Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)

Planning Scheme Zone

OR (Organised Recreation)

Overlays:

(none found)

Strategic Frameworks: The following strategic frameworks may apply to your land

Regional Plans:

- Darwin Regional Land Use Plan

Sub Regional Plans:

- None

Area Plans:

- Darwin Inner Suburbs Area Plan

Interim Development Control Orders

(none found)

Planning Notes

(none found)

Planning Applications

File Number

PA1983/0007

Type

Variation of Development Permit

Date Received

13/10/2017

Application Purpose

Redev. Parap Leisure & Sports Centre (Leisure & Rec use)

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

19/10/2017

Instrument Number

DP17/0405

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2016/0138

Type

Variation of Development Permit

Date Received

07/11/2016

Application Purpose

Redev. Parap Leisure & Sports Centre (Leisure & Rec use)

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

22/12/2016

Instrument Number

DP16/0302A

Instrument Issued

Signed

Instrument Status

Completed

File Number

PA2016/0138

Type

Development

Date Received

01/03/2016

Application Purpose

Alterations and additions to existing Leisure and Recreation facility (Parap pool)

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

22/06/2016

Instrument Number

DP16/0302

Instrument Issued

Signed

Instrument Status

Current



File Number

PA1992/0091

Type

Subdivision

Date Received

04/03/1992

Application Purpose

CREATE 1 LOT

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

30/03/1992

Instrument Number

S 2304

Instrument Issued

Signed

Instrument Status**File Number**

PA1983/0007

Type

Development

Date Received

30/12/1982

Application Purpose

CLUBHOUSE & COURTS

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

18/02/1983

Instrument Number

DV0847

Instrument Issued

Signed

Instrument Status

Completed



Custodian - Pastoral Estate - Vegetation Assessment Unit (+61 8 8999 4454)

(none found)

Visit the website for information on Pastoral land permits.

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

Power Water - Electricity	6
Power Water - Water	2

For Account balances, contact the Power and Water Corporation.

Custodian - Pool Fencing Unit (+61 8 8924 3641)**Swimming Pool/Spa Status**

(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

Custodian - Department of Industry, Tourism and Trade (+61 8 8999 5263)**Mineral Titles**

Title ID	Status	Title Type	Expiry Date	Legislation
RL390	Granted	Reserve Land		Mineral Titles Act 2010

For additional information contact the Mineral Titles Team on +61 8 8999 5322

Energy Titles

Title ID	Status	Title Type	Expiry Date	Legislation
GRO1	Granted	Geothermal Reserved from Occupation		Geothermal Energy Act 2009
RB56	Granted	Reservation of Blocks		Petroleum Act 1984
RB225	Granted	Reservation of Blocks		Petroleum Act 1984

For additional information contact the Petroleum Tenure Team on +61 8 8999 5263

Land Access Agreements

(none found)

For additional information contact the Land Access Team on +61 8 8999 6442

For further information contact as above or visit the website <https://strike.nt.gov.au>

Custodian - NT Environment Protection Authority (+61 8 8924 4218)

Results of site contamination assessment

(none found)

For further information contact Environment Protection Authority or visit the website
<https://ntepa.nt.gov.au/your-business/public-registers/contaminated-land-audits>

Custodian - Heritage Branch (+61 8 8999 5039)

Heritage Listing:

(none found)

For further information on heritage places contact Heritage Branch or visit the website
<https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

Other Interests

For Account balances, contact Darwin City Council

Locality Diagram

The locality diagram is an aerial photograph of a residential area. A central area, outlined in yellow, contains a large building with a blue roof (5292) and a smaller building (5293). This central area is bounded by Goldsmith Street to the north, Holtze Street to the south, and Ross Smith Avenue to the east. Surrounding this central area are numerous residential lots, each labeled with a number. The streets shown include Giles Street, Brown Street, Bleaser Street, Crush Street, and Lampe Street. A north arrow is located in the top right corner of the map.