

## DEVELOPMENT CONSENT AUTHORITY

### KATHERINE DIVISION

### MINUTES

MEETING No. 153 – MONDAY 16 JANUARY 2017

BLUE ROOM  
1<sup>ST</sup> FLOOR GOVERNMENT CENTRE  
5 FIRST STREET, KATHERINE

**MEMBERS PRESENT** Stephen Ward (Deputy Chairman), Alan Sprigg (by video conference), Peter Gazey, Henry Higgins and Allan Domashenz

**APOLOGIES:** Nil

**OFFICERS PRESENT:** Dawn Parkes and Julie Bennett (Development Assessment Services)

**COUNCIL REPRESENTATIVE:** None present.

Meeting opened at 1:45 pm and closed at 1:55 pm

**THE MINUTES RECORD OF THE EVIDENTIARY STAGE AND THE DELIBERATIVE STAGE ARE RECORDED SEPARATELY. THESE MINUTES RECORD THE DELIBERATIVE STAGE. THE TWO STAGES ARE GENERALLY HELD AT DIFFERENT TIMES DURING THE MEETING AND INVITEES ARE PRESENT FOR THE EVIDENTIARY STAGE ONLY.**

**ITEM 1                      TEMPORARY WORKERS ACCOMMODATION**  
**PA2016/0708            NT PORTION 3170 (220) LANSDOWNE ROAD, LANSDOWNE**  
**APPLICANT            NORTHERN PLANNING CONSULTANTS PTY LTD**

Brad Cunnington from Northern Planning Consultants (applicant) attended the meeting. DAS tabled late comments from Department of Health.

**RESOLVED**            That, pursuant to section 53(a) of the *Planning Act*, the Development  
**01/17**                      Consent Authority consent to the application to develop NT Portion 3170 (220)  
Lansdowne Road, Lansdowne for the purpose of temporary workers accommodation,  
subject to the following conditions:

**CONDITION PRECEDENT**

1. Prior to the endorsement of plans, the applicant must provide:
- (a) waste water works design approval; and
  - (b) registration of a food business, to the requirements of the Department of Health and to the satisfaction of the consent authority.

**GENERAL CONDITIONS**

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. The use of the land for the purpose of temporary workers accommodation must cease on 31 May 2017 and all structures, vehicles and infrastructure associated with this use must be removed from the site by this date.
4. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of sewerage and electricity facilities to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
6. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Katherine Town Council, to the satisfaction of the consent authority.
7. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Katherine Town Council, to the satisfaction of the consent authority.

8. Soil erosion control and dust control measures must be employed throughout the period of the development to the satisfaction of the consent authority.

## NOTES

1. The Power and Water Corporation advises that the Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted ASAP in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

2. A "Permit to Work Within a Road Reserve" may be required from Katherine Town Council before commencement of any work within the road reserve.

3. The applicant is advised to engage a building certifier, within the meaning of the *Building Act*, as to whether the buildings comply with the *Building Act* and associated Regulations.

4. The development and use hereby permitted should be designed, constructed, registered and operate in accordance with the National Construction Code of Australia, the *NT Public Health Act* and Regulations, the *NT Food Act* and National Food Safety Standards.

5. There are statutory obligations under the *Weeds Management Act* to take all practical measures to manage weeds on the property. For advice on weed management please contact the Department of Environment and Natural Resources.

6. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the period of the development are available from Department of Environment and Natural Resources.

## 9. REASONS FOR THE RECOMMENDATION

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

The use of 'Temporary Workers Accommodation' is not adequately defined within the Northern Territory Planning Scheme (NTPS) and therefore is automatically considered an unspecified discretionary use. The proposal has been assessed against the relevant requirements of the Northern Territory Planning Scheme and is considered to comply with those requirements. Compliance with the purpose of zone A (Agriculture) is granted given the temporary nature of the development; the fact that the portion of the land where the development is sited is not currently being used for agricultural purposes; and the ability for the land to be returned to its pre-development state.

The development is time limited to ensure that the land can be used in the future in line with the primary purpose of Zone A (Agriculture) which is to provide suitable land for agriculture.

2. Pursuant to Section 51(e) of the *Planning Act*, the consent authority must take into consideration any public submissions made under section 49, and any evidence or information received under section 50, in relation to the development application.

Two public submissions were received under section 49 of the *Planning Act* which raised a number of concerns with the proposal. The submitters were concerned that their future enjoyment at their residence, home and the place where they raise their children may be inversely affected by the proposed development.

A number of conditions and notations are included on the development permit which require the developer to comply with relevant legislation relating to servicing, building compliance and environmental considerations. Compliance with the appropriate legislation will ensure that the development operates within the appropriate guidelines and that any adverse effects from the development on surrounding land are minimised. The development is located in an already cleared area of the site and utilises existing access to Lansdowne Road. All utilities that service the proposed development are of a temporary nature and can be removed from the site once they are no longer needed. Any potential impact on amenity as a result of increased traffic movements is minimised through the majority of workers being transported to their place of work by bus. This greatly reduces the potential traffic movements along Lansdowne Road that could occur from an increase of up to 42 people living on site.

The development is located with appropriate separation to lot boundaries and neighbouring properties and will not put undue pressure on existing infrastructure due to the self-sufficient nature of services provided for the facility.

3. Pursuant to Section 51(j) of the *Planning Act*, the consent authority must take into consideration the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.

The proposed development is largely self-sufficient in that it is of a temporary nature and can easily be picked up and moved off-site and is therefore unlikely to affect the physical characteristics of the land. The development is located in an already cleared area of the site and utilises existing access to Lansdowne Road. Water is provided from rainwater tanks which are supplemented by trucked in water, a generator provides power and effluent disposal is dealt with by an Ozzi Kleen sewage treatment plant. All utilities that service the proposed development are of a temporary nature and can be removed from the site once they are no longer needed. The land is considered capable of supporting the proposed development.

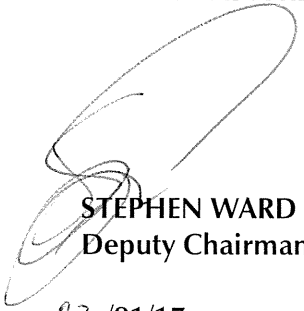
4. Pursuant to section 51(n) of the *Planning Act*, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

The proposed development has the potential to impact on the existing and future amenity of the area through increased traffic movements along Lansdowne Road and as a result of up to 42 people living on the site. It is noted that the proposal is similar in nature to a caravan park or hostel which are both discretionary uses within zone A (Agriculture). The development has to comply with the relevant authorities' rules and regulations in relation to servicing, building code, environmental health etc. to ensure that the facility is appropriately developed and serviced and these requirements are

reflected in a number of conditions and notations on the development permit. Any potential impact on amenity as a result of increased traffic movements is minimised through the majority of workers being transported to their place of work by bus. This greatly reduces the potential traffic movements along Lansdowne Road that could occur from an increase of up to 42 people living on site.

The development is located with appropriate separation to lot boundaries and neighbouring properties and will not put undue pressure on existing infrastructure due to the self-sufficient nature of services provided for the facility. The operation of temporary workers accommodation until 31 May 2017 is therefore expected to have limited impact on the existing or future amenity of the area.

**RATIFIED AS A RECORD OF ATTENDANCE AND DETERMINATIONS MADE AT THE MEETING**



**STEPHEN WARD**  
Deputy Chairman

23 /01/17