



DEVELOPMENT CONSENT AUTHORITY

PALMERSTON DIVISION

MINUTES

MEETING No. 258 – FRIDAY 14 APRIL 2023

**AGORA ROOM
HUDSON BERRIMAH
4 BERRIMAH ROAD
BERRIMAH**

MEMBERS PRESENT: Suzanne Philip (Chair), Trevor Dalton, Elisha Harris, Sarah Henderson and Athina Pascoe-Bell

APOLOGIES: Nil

LEAVE OF ABSENCE: Nil

OFFICERS PRESENT: Margaret Macintyre (Secretary), Adelle Godfrey and Sally Graetz (Development Assessment Services)

COUNCIL REPRESENTATIVE: Apology

Meeting opened at 9.45 am and closed at 11.00 am

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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 TIME DURING THE MEETING AND INVITEES ARE PRESENT FOR THE EVIDENTIARY STAGE ONLY.

ITEM 1 **CHANGE OF USE TO ROOMING ACCOMMODATION WITH 24 ROOMS**
PA2022/0482 **(2ND STOREY ONLY)**

LOT 2710 (3) MANSFIELD STREET, PALMERSTON CITY, TOWN OF PALMERSTON

APPLICANT One Planning Consult

Applicant – Israel Kgosiemang (One Planning Consult) and Sarah Thurgood (Venture Housing) attended.

Mr Kgosiemang tabled a schedule of room sizes.

RESOLVED
08/23

That, pursuant to section 46(4)(b) of the *Planning Act 1999*, the Development Consent Authority defer consideration of the application to develop Lot 2710 (3) Mansfield Street, Town of Palmerston for the purpose of a change of use to rooming accommodation with 24 rooms (2nd storey only), to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

- Further information, in the form of a Management Plan for the proposed use, that helps to clarify the nature of the proposed workers accommodation, including eligibility criteria for occupants, terms and lengths of stay, and any other information to help demonstrate that the use is for workers accommodation;
- Further information that responds to the requirements of Clause 5.4.7 (Communal Open Space) to demonstrate how the proposed design of communal open space satisfies the purpose of the clause. Information about the types of activities provided for onsite is also encouraged.

REASONS FOR THE DECISION

1. Pursuant to section 46(4)(b) of the *Planning Act 1999*, if the consent authority considers additional information is necessary to enable it to consider the application properly, it may require the applicant to provide the information.
2. The application proposes a change of use to introduce rooming accommodation to level two of the existing mixed use building, noting the development is for workers accommodation.
3. During the meeting, the applicant and proponent provided additional information regarding the project, including its specific nature being for provision of 'key worker accommodation' for persons that are transitioning to working in the NT. It was explained that occupants are would enter lease agreements under the *Residential Tenancies Act 1999* for periods of up to 1 year, with the site intended to be managed from a nearby CBD location.

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4. The consent authority noted the proposal and the further information provided at the meeting but seeks further information to clarify how the site will be managed to ensure the use is carried out in-line with the definition of 'Rooming Accommodation' within the NT Planning Scheme 2020, including specific information about the eligibility criteria for residents (i.e. that demonstrates how they are workers) and the terms and lengths of stay envisaged.
5. The consent authority noted that despite amendments to the design, the communal open space does not comply and seeks further information to demonstrate its suitability for the proposed use.
6. If the further information provided by the applicant adequately addresses the requirements of the deferral and the consent authority is in a position to approve the application, the applicant should note the consent authority intends to limit the use by including the following conditions on a development permit:
 - the number of occupants being limited to 24; and
 - the time period of the use to 5 years.

FOR: 5

AGAINST: 0

ABSTAIN: 0

ACTION: Notice of Deferral

**RESOLVED
09/23**

That, pursuant to section 86(1) of the *Planning Act 1999*, the Development Consent Authority delegate to the Chair or in the Chair's absence or inability to act any one of the members of the Division, the power under section 53 of the *Planning Act 1999*, to determine the application to develop Lot 2710 (3) Mansfield Street, Palmerston City, Town of Palmerston for the purpose of change of use to rooming accommodation with 24 rooms (2nd storey only) subject to the receipt of:

- Further information, in the form of a Management Plan for the proposed use, that helps to clarify the nature of the proposed workers accommodation, including eligibility criteria for occupants, terms and lengths of stay, and any other information to help demonstrate that the use is for workers accommodation.
- Further information that responds to the requirements of Clause 5.4.7 (Communal Open Space) to demonstrate how the proposed design of communal open space satisfies the purpose of the clause. Information about the types of activities provided for onsite is also encouraged.

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

SUZANNE PHILIP
Chair

17 April 2023

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