



Petition

Registration No.	10
Title	NEW WORKERS VILLAGE ON RURAL BLOCKS
Presented on	Wednesday 13 February 2013
Presented by	MEMBER FOR NELSON (Mr Wood)
Referred to	Lands, Planning and the Environment (Mr Chandler)
Date referred	13 February 2013
Response due	20 August 2013
Response received	22 May 2013
Response to be presented	27 June 2013

Petition

Petition New Workers Village on Rural Blocks

We the undersigned, respectfully ask that the Minister for Lands, Planning and the Environment does not approve a workers camp, housing 248 people, on two blocks on Stow Road presently zoned Rural Living (RL) as this is not the appropriate zoning for this type of development and there is other land more suited for this development.

Response

The petition relates to a development proposal seeking an Exceptional Development Permit for a prohibited form of development. The development proposes 60 x 2 bedroom cabins (fully self contained with 1 carport), 32 modular cabins with 4 bedrooms (each room contains bathroom but no kitchen), caretakers residence, commercial kitchen, 4 communal laundries, ablution block, administration building, a range of recreational facilities and 90 car parking spaces. It is intended to accommodate up to 248 persons. The application was subject to public exhibition as required by the *Planning Act* and a number of submissions were received from the community in addition to the petition referred to.

In making my decision, I have considered reports from both the Reporting Body (Litchfield Development Consent Authority) and the Department of Lands, Planning and the Environment. Accordingly, I have determined to refuse the application pursuant to Section 40 (2) (d) of the *Planning Act* for the reasons outlined in the attached "Reasons for Decision".

NORTHERN TERRITORY OF AUSTRALIA

Planning Act – section 41

REASONS FOR DECISION IN RELATION TO PROPOSED EXCEPTIONAL DEVELOPMENT PERMIT

The decision to refuse to grant an Exceptional Development Permit for Lot 000AA (45) Stow Road and Section 4049 (55) Stow Road, Hundred of Bagot for the purpose of a Temporary Workers Accommodation Village was made pursuant to section 40(2)(d) of the *Planning Act* for the following reasons:

1. It is considered that the scale and intensity of the proposed development is such that there would be an adverse impact on the character and amenity of the locality.
2. The application does not demonstrate adequate buffering to screen the development and its associated impacts of noise and traffic on adjoining land owners resulting from 248 persons being accommodated on the site.
3. The development, other than being a prohibited land use in the zone, fails to demonstrate that additional workers accommodation is appropriate in this particular locality.
4. The application does not demonstrate adequately how land with severely to poorly drained land can accommodate an on-site wastewater treatment plant and disposal.
5. The application does not demonstrate how an increase in the hard paved areas will not adversely impact on stormwater management in this locality.



PETER GLEN CHANDLER
Minister for Lands, Planning and the Environment

15/5/2013