

NT PLANNING COMMISSION HEARING

EXCEPTIONAL DEVELOPMENT PERMIT APPLICATION PA2024/0177

Lot 221 Hundred of Bray (15 Erickson Crescent, Wagait Beach)
Caravan Park (8 glamping tents) and ancillary amenity building

Agenda Item Number: 1

Meeting Date: 26 May 2025

Attachment A – Exhibition Material

Attachment B – Submissions Received



Steven Kubasiewicz

Senior Planner,
Development Assessment Services

Report to the Planning Commission

This report is prepared under section 22 of the *Planning Act 1999*, and considers the submissions made in relation to the proposal.

1. GENERAL INFORMATION

ADDRESS:	Lot 221 (15) Erickson Crescent, Wagait Beach, Hundred of Bray.
AREA:	4000 m ²
CURRENT ZONE:	Zone RL (Rural living)
PROPOSED ZONE:	N/A
PROPOSED LAND USE:	Caravan Park (8 glamping tents) and ancillary amenity building
APPLICANT:	Cameron Judson
LAND OWNER:	Mathew William Ah Mat

2. LEGISLATIVE REQUIREMENTS

The Minister for Lands, Planning and Environment is responsible for determining proposals to grant or vary an Exceptional Development Permit (EDP). The *Planning Act 1999* establishes requirements relating to the exhibition, consultation and reporting on proposed Exceptional Development Permits.

In zone RL (Rural living), a Caravan Park is prohibited. The use is defined in the Northern Territory Planning Scheme 2020 (NTPS 2020) as:

“caravan park means land used for the parking of caravans or the erection or placement and use of tents or cabins for the purpose of providing accommodation. The use may include, where ancillary, a manager’s residence and office, bar-small, food premises-cafe/take away, food premises-restaurant, shop, amenity buildings, and the provision of recreation facilities for the use of occupants of the caravan park and their visitors;”

Pursuant to Sections 38 (1) and (2)(a) of the *Planning Act 1999*:

*“(1) A person may apply to the Minister for the grant of an exceptional development permit.
(2) An exceptional development permit may permit any of the following in relation to land:
(a) a development or use of the land, although the development or use would otherwise not be lawful under the relevant planning scheme”.*

Under section 22(6), the Planning Commission must hold a hearing if submissions are received during the exhibition period, and the Chairperson is satisfied that a hearing would provide further useful information.

Under section 24 of the Act, the Planning Commission must provide to the Minister for Lands, Planning and Environment, a written report that addresses the issues raised in the submissions; the issues raised at the hearing and during any consultation; and any other matters the Commission considers the Minister should take into account when considering the proposal.

3. PROPOSAL

The proposal seeks to develop a Caravan Park on the subject land. The Caravan Park will comprise facilities for 8 semi-permanent tents. Two tent sizes are proposed, with tent "A" (7) having a floor area of 22.9m² and tent "B" having a floor area of 32.2m² (1). Each of the tent sites are to have a private outdoor area of approximately 39m² and 64m² respectively.

To service the development, a permanent amenities building is proposed providing a combined disabled toilet and single shower and two separate toilets. External to the building are an additional 4 showers that are to be provided with a 1.8m high screen.

Nine on-site carparking spaces are proposed to service the development. The carparking area and associated internal pedestrian networks are to be compacted gravel. Access to the carparking area, and the only access proposed, is from Erickson Crescent.

The development includes a swimming pool. The application details note that where possible existing vegetation is to be retained, with additional planting to a depth of 3m at the front and part of the side boundaries. No landscaping schedule is provided in support of the application. A 1.8m high screened fence is proposed to the entire length of the side boundaries (east and west).

Wastewater is to be treated and disposed of on-site. A water supply is to be provided by rainwater tanks and additional water trucked in as required. Access to a reticulated power supply is available. It is understood that the site is currently connected to a 3-phase power supply. It is unclear from the application details whether power is to be provided to each of the tent sites.

The application details do not indicate that any individual or communal cooking facilities are available.

No caretaker or managers facility is proposed on the site. Bookings are to be made electronically.

A copy of the exhibition material, including the application, is at **Attachment A**.

4. SITE AND LOCALITY CONTEXT

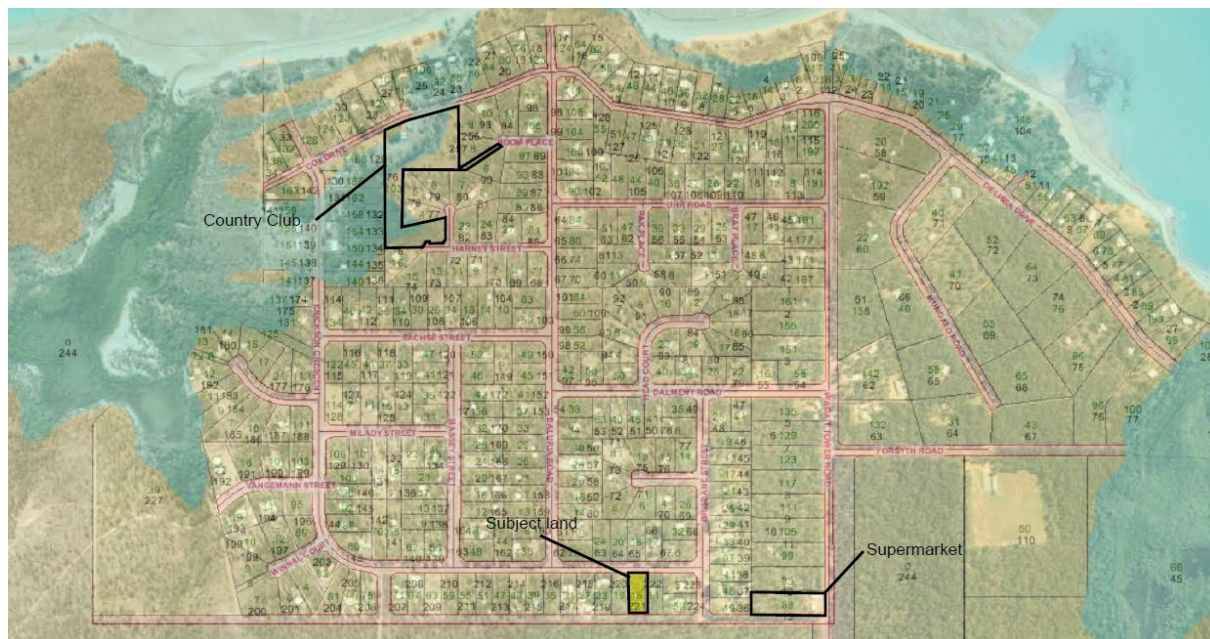
The subject land and land to the adjoining northern, eastern and western boundaries is zoned RL (Rural Living). Land adjacent to the southern boundary is zoned R (Rural) and is undeveloped and extensively vegetated. The land in zone RL is primarily developed for residential purposes with dwellings-single and ancillary outbuildings. As with the subject land, many lots are undeveloped and are extensively vegetated. The land is located on the outskirts of the Wagait Beach community and approx. 500m by car from the Wagait Beach supermarket.

The land is currently vacant and there are no records of a development permit being granted for the land. In zone RL (Rural Living) there is some scope for providing temporary accommodation on a commercial basis, in the form of a home-based business (HBB). To accommodate the HBB, there must be an existing dwelling on the land and no more than 6 persons accommodated within the dwelling. As there is no dwelling this is not an option.

Mapping indicates that the land slopes from the southern boundary to Erickson Crescent with a fall of approximately 1m over the 100m length and from the western boundary towards the eastern boundary with a fall of approx. half a metre over the 40m width.

In mid-2023 complaints were received regarding the development of a caravan park on the land. This application has been lodged in response to the complaints.

Map 1: Showing site and surrounds.



The Darwin Regional Land Use Plan 2015 identifies the land within the Cox Peninsula Subregion and for urban/peri urban purposes. The land is identified as being potentially affected by mosquitoes.

5. EXHIBITION OF PROPOSAL

On 25 February 2025, the delegate for the Minister for Lands, Planning and Environment determined under section 39 of the *Planning Act 1999* to continue consideration of the proposed amendment by placing it on exhibition.

The proposal was on public exhibition for a period of 28 days and was notified in accordance with the requirements of the *Planning Act 1999*. The exhibition closing date was 4 April 2025.

6. SUBMISSIONS

Below is a summary of the matters raised in the submissions, refer Attachments **B1 – B36**.

Public Submissions

Thirty-three submissions were received from the public regarding this proposal. Some of these have been combined as per Attachment B8.

An overview of matters raised in submissions is below, with further detail of individual submissions following.

- The development is not in keeping with community expectations and places greater costs/pressures on community services.
- The development is not in keeping with the character of the community or locality.
- The development will impact on the amenity of adjoining property owners and the broader community by the level of activity generated, noise, light spill, traffic and smell.

- The proposed landscaping will not screen the development visually or negate the impact on amenity of either the campers or the adjoining presents.
- Insufficient carparking onsite resulting in additional vehicles accommodated on the road reserve.
- Not a demonstrated need for the facility.
- The permanent nature of the development.
- Creating a precedent for similar future development.
- The design does not accommodate the need for servicing vehicles, disabled access to tents or provide for onsite cooking/laundry/recreational facilities.
- There is to be no on-site management or oversight to manage behaviour and access to the site requiring the community/neighbours to undertake this role.
- The site is too small to accommodate the development as proposed.
- Insufficient water supply to accommodate the developments on going operation.
- Presents a fire risk.
- Will be impacted by mosquitoes.

Submitter	Discussion Points
Shannon Manning (Attachment B1)	<ul style="list-style-type: none"> • Objects to the development. • Potential impact on tight knit community including possible anti-social behaviour, nuisance noise, and property damage (both private and community). • Development poorly designed in relation to matters such as fire breaks, water resources, security and safety. • Seek to maintain a close, safe, community and the community has not wanted such developments in the past.
Peter Clee (Attachment B2)	<ul style="list-style-type: none"> • Objects to the development. • A caravan park is totally unacceptable in the small village. • No onsite management and potential impact on adjoining residential development. • Supply of water through the tank will not be sufficient to service the use. • The location of the septic tank and realm adjacent to the western boundary (eastern). • The development should not be allowed on such a small scale.
Philip Manning	<ul style="list-style-type: none"> • Opposed to the proposed development.

Submitter	Discussion Points
(Attachment B3)	<ul style="list-style-type: none"> • The size of the block cannot accommodate the development without impacting on nearby residents. • No onsite caretaker will result in increased risk of anti-social behaviour. • Landscaping shown is impractical and unsustainable particularly in the dry. • Dependence of the development on access to community water supply. • Inconsistency in the plans and the site soil evaluation report on the locations of the rehm drain and the wastewater treatment system. • Insufficient onsite carparking resulting in parking on street.
Amanda Stoker (Attachment B4)	<ul style="list-style-type: none"> • Recommends the development be located on a more suitable sized parcel of land away from residents homes. • Impact on rural living lifestyle, the community, police, security, crime, and essential services. • Impact on the privacy of neighbours. • Increased vehicular and pedestrian traffic from the development. • Does not include a communal recreational building or laundry facilities. • Questions compliance with Clause 5.5.13 Caravan Park.
Fiona Carter (Attachment B5)	<ul style="list-style-type: none"> • Opposed to the proposed development. • Toilet block and rehm drains right next door to neighbour. Smell lights and noise associated with the amenity locks use will be right next door to neighbours' house. • Security concerns for neighbours resulting from constant turnover of strangers in the community. • No caretaker on site, how can the development ensure that guests are respectful to the community. • No parking for spaces other than for vehicles (boats, bikes etc) • Increase in traffic movements including heavy service vehicles • The development will require more water than indicated • Where will people cook, strict fire regulations apply especially in the dry season.

Submitter	Discussion Points
	<ul style="list-style-type: none"> • It is unclear how the development will support the dry season economy. Many people camp either on friend's properties or in the scrub. • Lack of consultation with community. • Impact of mozzies. • What happens if the glamping tents fail.
Keith Tanner (Attachment B6)	<ul style="list-style-type: none"> • Block is residential in nature and will not be paying any additional rates but will contribute to waste removal load on Council. • Does not have sufficient water. • Is the septic tank big enough. • No caretaker.
Denise Arratta (Attachment B7)	<ul style="list-style-type: none"> • Land is too small • Insufficient onsite carparking (trailers boats etc). • Not enough water for the ablutions, not enough toilets, and open showers. • Fence surrounding property only has one exit/entry, concern during an emergency. • No communal cooking. • Noise impact on nearby owners. • No truck access to supply water. • Asks about lighting (only in ablution block?) • Rubbish collection only once per week and no nearby dump. • No caretaker.
Ian and Carolyn Murphy (Attachment B8)	<ul style="list-style-type: none"> • Potential impacts on rural living lifestyle, the community. police security, crime and essential services. • Additional traffic on the street and safety of children • Increase in truck movements (water and sewerage maintenance and supply). • No ability to store and cook food and limited access to fresh food • Will not benefit the Wagait Beach community.
Barry and Rovielyn Demasson	<ul style="list-style-type: none"> • Opposed to the proposed development.

Submitter	Discussion Points
(Attachment B9)	<ul style="list-style-type: none"> Does not provide cooking facilities, cooking fires in dry season presents a fire risk Campers may use the back fence to access the site and to park vehicles (motor bikes, buggies and the like). Increase in traffic and parking on Erickson Crescent and associated safety hazard. Notes the lack of rain during the dry season and the burden of the use on the community water supply. Limited access to service the onsite waste water treatment system. Potential impact of insects and rodents on the development. What happens should the tents be removed. Are they to be removed during cyclone season? Increase in non-residents to Erickson Crescent and Wagait Beach.
Christine Tsyzack and Edward John Ellis (Attachment B10)	<ul style="list-style-type: none"> The scale and appearance does not maintain the character of the area and is not consistent with other pre-existing developments in the area. Other developments not permitted in the zone are on larger parcels and provide critical levels of basic infrastructure. Reference to the development being consistent with the Wagait Shire Council Strategic Plan is misplaced. Does not apply within the shire boundary. Free camping is away from residential areas and they are unlikely to use this facility. The land is covered by native vegetation (species is likely to drop limbs). Development is greater than would be the case if residential development were to occur. Design comments about stormwater runoff to the car parking area, no public facilities or public open space, no bin storage, light and noise pollution, increased burden on Council services, disabled access and no visitors carparking. Carparking design does not allow for associated service vehicles. The submission also addresses the requirement of the NTPS 2020 The development fails to demonstrate it is in the public interest and will have a significant and damaging impact on the existing

Submitter	Discussion Points
	and future amenity and increased burden on Council budget, services and infrastructure.
Camron Whitcher (Attachment B11)	<ul style="list-style-type: none"> • Opposed to the proposed development. • Would not want it next to him. • Would encourage other forms of unsuitable development, more crime, more antisocial behaviour and people who do not contribute to the village or share its values.
Phillip Parker (Attachment B12)	<ul style="list-style-type: none"> • Opposed to the development. • No means of moderating, managing or vetting behaviour. • Police are not readily available in the community. • Previous application (subdivision) was refused on the basis of insufficient water and power. • Development is contrary to the zoning and rural living guidelines.
Ira Tate (Attachment B13)	<ul style="list-style-type: none"> • Concerned regarding the development and potential impacts on rural living lifestyle, the community, police, security and crime. • Influx of non-residents likely to increase occurrence of anti-social behaviour at community venues and at the caravan park. • Land too small to accommodate the development. • Additional burden on community assets. • Will impact on privacy of adjoining residents. • Permanent nature of the development.
Mark Speechley (Attachment B14)	<ul style="list-style-type: none"> • Concerned regarding the development and potential impacts on rural living lifestyle, the community, police, security and crime. • Design, scale and operation is not appropriate to the site. • Private outdoor areas face towards adjoining properties and will direct noise to neighbouring properties and affect their privacy. • Concentration of vehicles on the land, impact on amenity and safety on the road. • Inadequate onsite water storage and impact on community water supply. • Lack of onsite management to ensure that campers behave properly placing responsibility on adjoining landowners to manage. • Will compete with resident owned and operated accommodation already established.

Submitter	Discussion Points
	<ul style="list-style-type: none"> Insufficient information on the onsite waste water treatment.
Kenita Nurse (Attachment B15)	<ul style="list-style-type: none"> Concerned regarding the development and potential impacts on rural living lifestyle, the community, police, security and crime. Inadequate onsite water storage and impact on community water supply. Landscaping is impractical and unsustainable. Will impact on the privacy of adjoining residents. Over-development of the site. Spillover of vehicles onto Erickson Crescent and visual disruption and safety hazards. No provision for a caretaker to ensure campers behave properly. Additional burden placed on community facilities including roads, essential services, police, fire and emergency services and access to emergency medical services. Influx of non-residents to the area is a source of concern for the welfare of people and the protection of property.
Peter Manning (Attachment B16)	<ul style="list-style-type: none"> Object to the proposal. Will impact on lifestyle the kinds of people it brings to the community, the impact on community services. The site is not suitable and neighbours will be impacted. Parking will spill out onto the road. Increase communities' exposure to crime. The caravan park is to be visual eyesore particularly during the drier months. Owner is not a resident. Should be located away from Wagait beach.
Julie Lawrance (Attachment B17)	<ul style="list-style-type: none"> Impact on the NT Police, Fire and emergency services and medical services. Upset the balance of living in the community. Inappropriate location where complaints will arise due to invasive car lights, torch lights and excessive noise on a daily basis. Increase in vehicular and pedestrian traffic creating unsafe conditions.

Submitter	Discussion Points
	<ul style="list-style-type: none"> • Additional parking will take place on the street. • No onsite caretaker could result in unauthorised access and police are 1 hour away. • Negative precedent. • Generate more rubbish and potential unsanitary conditions.
Richard Dove (Attachment B18)	<ul style="list-style-type: none"> • Objects to the development. • Land is too small with up to 18 people on site impacting on privacy. • Location of amenities building next to neighbour, its use and impact on adjoining property, and no access for a pumping truck.
	<ul style="list-style-type: none"> • Impact on community. • Noise and smoke impacts from campfire. • Rubbish collection and smell impacts. • Lack of a caretaker. • Not enough carparking on site for ancillary vehicles. • Increased traffic and associated safety concerns, including that associated with heavier vehicles servicing the development. • No cooking facilities are provided other than an outdoor fire pit which presents a fire hazard. • The frequency of mosquitoes resulting in campers either remaining in the tent or using the fire pit to deter mosquitoes. Concern regarding future use of the land should the glamping tents fail.
Kelly Murphy (Attachment B19)	<ul style="list-style-type: none"> • Wants the application rejected. • Acknowledges the importance of tourism to the community. • There are other more appropriate locations. • Inadequate community fencing and security risks. • Concern regarding the use and associated safety of the pool. • Lack of onsite cooking facilities and no onsite caretaker. • Potential for wildfires. • Concern that should the Glamping tents be established and fail that the property will be operated as a general caravan park.

Submitter	Discussion Points
<p>Lorna and Phil Manning</p> <p>(Attachment B20)</p>	<ul style="list-style-type: none"> • Wants the application rejected. • Residents understand how the community works with regard to limited water supply, maintaining gardens, and limitation of services. Applicant is a non-resident. • Lack of consultation. • Not sympathetic to the streetscape, very cramped. • Impact on adjoining land owners, noise, traffic, over flow onto the street. • Wagait beach is a unique place and will impact on the community.
<p>Michelle Collicoat</p> <p>(Attachment B21)</p>	<ul style="list-style-type: none"> • Objects to the proposal. • Proposal is incompatible with the purpose and outcomes for the zone. • Impact on nearby residents' privacy and quiet enjoyment. • No contingency for additional carparking. • The land is too small to accommodate the proposed development • No allowance for a caretaker on site to ensure the safety and security of guests and residents. • No police presence, medical facilities and the ferry to the city does not run 24 hours. • No reference to the maximum number of visitors. • A constant stream of non-residents on short term stays may generate behaviour and safety/security issues that are inconsistent with the community's expectations. • Extra burden on community services. • No attempt to engage community. • Seeking to maintain current lifestyle is important to community and the development almost guarantees increase in light and noise pollution, increased traffic and possibly security and safety issues.
<p>Lisa-Marie Stones</p> <p>(Attachment B22)</p>	<ul style="list-style-type: none"> • Objects to the proposed development. • Not opposed to progress. • There are no exceptional circumstances. • The development is a de facto rezoning and can lead to unco-ordinated development.

Submitter	Discussion Points
	<ul style="list-style-type: none"> • Impact on surrounding development and introduces a high-volume transient accommodation facility, creating pressure on local infrastructure, increase in traffic and alter the amenity. • Landscaping will be of little assistance in screening the development. • Is not a strategic or sustainable approach to development. • Impact on the cohesion of the community.
<p>Dr. Sarah Smith (Attachment B23)</p>	<ul style="list-style-type: none"> • Does not want the development to be approved in its current form. • The proposal fails to promise real development benefits, does not provide adequate services for visitors and comes at high cost to the lifestyles of current residents. • Potential for noise, light, odour, visual amenity impacts to adjoining properties owners and traffic impacts. • No cooking facilities, associated washing facilities for campers or include sufficient water storage for use by campers, cleaning and for landscaping. • Place strain on local services and on limited community services. • More suitable locations elsewhere.
<p>Sarah Manning (Attachment B24)</p>	<ul style="list-style-type: none"> • Objects to the development. • Inappropriate due to the size of the land and the proximity of adjoining land owners. The density will have a visual and material impact on the surrounding area with minimal alleviation through landscaping. • Implications to the community and township by an increase in the number non-residents and the lack of measures in place to help govern the caravan park at a local level. • Council does not have by-laws in place to govern the use. • Community will not benefit directly from the development and existing accommodation will be impacted. • Demand for water will impact on current services providing water (either carting or self-collection). • The submission includes a number of photos demonstrating the current vegetation on the land and the impact of the development on the adjoining landowner. • Details provided in the application are inaccurate and inconsistent including reference to the number of tents

Submitter	Discussion Points
	carparking spaces, the location and specifications of the on site wastewater treatment system.
Larissa Latham (Attachment B25)	<ul style="list-style-type: none"> • Seeks rejection of the application. • Unfair to adjoining owners and concerned about noise, crime and sets potential precedence. • Not a suitable location. • Small rural community and the demonstrated need for the development is of primary benefit to non-residents who are not key stakeholders. • Change to the character of the street potentially resulting in other similar forms of development on the street.
Dr. Sandra Thibodeaux (Attachment B26)	<ul style="list-style-type: none"> • Identifies the limited water supply and the dependency on water delivery services will impact on use of community water supply. • Proposed landscaping and vegetation are impracticable and unsustainable. • No on-site caretaker or permanent presence on the site. • The land is too small to accommodate the development.
Jenny Hilyard (Attachment B27)	<ul style="list-style-type: none"> • Concerned resident. • Impacts on rural lifestyle, the community, police, security, crime and essential services. • Lack of a caretaker and permanent presence on the property to monitor and control behaviour resulting in adjoining community members to undertake this. Should be on site 100% of the time. • The land is too small to accommodate the proposed development. • Places additional burden on the community limited resources including roads, roads water supply, communal recreation buildings and waste management. • Lack of on-site cooking facilities and concerns bout fire safety. • Increase in vehicular and pedestrian traffic. • Increase in number of non-residents may result in higher crime rates particularly given the lack of a caretaker. • Landscaping may be unsustainable and increase fire risk. • Potential for on street carparking. • No potable water source and dependency on water delivery impacts on the community's water supply.

Submitter	Discussion Points
<p>Andrew Russell</p> <p>(Attachment B28)</p>	<ul style="list-style-type: none"> • Opposes the development. • No benefit to the local community. • Landscaping is unsustainable and investment is required to achieve this. Potential fire hazard. • Other more suitable sites are available. • The design, scale and operation of the caravan park is not appropriate to the site. • The siting of some private outdoor areas will direct noise towards neighbouring residences and impact on privacy. • No problems of unauthorised camping in Wagait beach. • Lack of onsite carparking potentially impacting on safety of Erickson Crescent. • Lack of onsite facilities or public open space. • Lack of contribution to existing facilities in Wagait beach. • Additional burden on limited community amenities including roads, essential services, waste management and implications to NT Police, Fire and Emergency Services. • Lack of information on the onsite waste water management system. • Increase in vehicular and pedestrian traffic. • Increase in non-residents in the community on a perpetual basis with lack of shared community values. • Influx of tourists may lead to increased noise, traffic and light pollution impacting the peaceful nature of the area and quality of life. • No adequate access for service vehicles and disabled persons.
<p>Helen Edney</p> <p>(Attachment B29)</p>	<ul style="list-style-type: none"> • Concerned regarding the proposed development. • Identifies the values of the community as its natural environment, the openness of the landscape and surroundings, the peace and quiet and the natural environment attracting wildlife. • Eight campsites with an uncontrolled number of persons. • Noise disruption to daily lives. • Light emanating from the property and noise will impact on local community and wildlife.

Submitter	Discussion Points
	<ul style="list-style-type: none"> • Lack of onsite caretaker/manager. With no oversight that anticipated numbers can be exceeded. • Expectations of alcohol consumption, intoxication and violence. The land is small with no area to escape potential overcrowding, loud music and drunkenness. Suggest that the consumption of alcohol be prohibited on site. • Questions access to clean drinking water. • Lack of onsite cooking facilities.
<p>Jodi Reye</p> <p>(Attachment B30)</p>	<ul style="list-style-type: none"> • Objects to the development. • Impact on rural living lifestyle, the community, police, security, crime and essential services. • No plumbed water, no street lights, no footpaths. • Adverse impact on community and long term community members. • Visual and noise impacts on amenity. • Lack of onsite caretaker. • Additional load on community services and facilities. • Increase in traffic and parking off site.
<p>Breyten Reye</p> <p>(Attachment B31)</p>	<ul style="list-style-type: none"> • Concerned resident. • Impact on rural living lifestyle, the community, police, security, crime and essential services. • Increased vehicular and pedestrian traffic. • Water storage on the land cannot properly support the development. • Increase the number of non-residents in the community. • The extent of the proposed development, given the size of the site and the proximity of tent sites and the ablution block to neighbouring properties (and homes) will impact on the privacy of the residents at these properties.
<p>Jennifer Renard</p> <p>(Attachment B32)</p>	<ul style="list-style-type: none"> • Expressed concern whether there is a sufficient water supply. • Insufficient parking. • The location is a quiet residential street and want it to stay that way. Will create noise. • No onsite behaviour monitoring. • How will alcohol consumption be monitored.

Submitter	Discussion Points
Michael Cowen (Attachment B33)	<ul style="list-style-type: none"> Isolated community and no enforcement or monitoring of behaviour particularly alcohol.

Service Authority Submissions (Attachments B34 to B38)

Submissions received from Service Authorities are summarised in the table below.

Service Authority	Comments
Power Water Corporation – Power (Attachment B34)	<ul style="list-style-type: none"> Currently provided with limited 3 phase power supply. Required to engage a licensed electrician to calculate power supply demand and seek an appropriate supply. Installation to be in accordance with the relevant requirements.
Transport Planning (Attachment B35)	<ul style="list-style-type: none"> No Objections
AAPA (Attachment B36)	<ul style="list-style-type: none"> Recommends applicant apply for an Authority Certificate.
DLPE – Development assessment (Attachment B37)	<ul style="list-style-type: none"> Flora/Fauna division consider that the risk to threatened species and biodiversity is low. The land is within the Darwin Rural Adelaide River Water control district and a permit is required for a bore. No record of any existing bores, A surface water extraction license is required if surface water is to be used for any purpose other than stock or domestic, road construction and maintenance. No surface water extraction license applicable to the land. No ground water extraction license applies to the land. No water allocation plan applies to the land. According to ground water estimates there should be water available to support the proposed development. No rivers/creeks/streams on the land. Applicant to be advised of responsibilities under the <i>Weed Management Act 2001</i>. Applicant to be advised of responsibilities under the <i>Waste Management and Pollution Control Act 1998</i>. Heritage Branch advise that no known, nominated, provisionally declared heritage places or objects within the subject land.

Local Authority Submissions (Attachment B38)

Wagait Shire Council	Comments
(Attachment B38)	<ul style="list-style-type: none">• Object to the proposed development.• Does not align with the rural living land use and will present significant concerns for the local community.• Inadequate infrastructure (water/sewer).• Size of site may not be able to accommodate installation of an appropriate septic system based on the number of users. There is limited space for manoeuvring heavy vehicles on the land to service the septic system.• Reliance on proposed water and waste water management could create long term operational and environmental concerns.• The development is high density and is likely to result in overcrowding, reduced privacy and diminished amenity for both visitors to the site and neighbouring residents.• Lack of adequate green spaces and buffers and the maintenance of such spaces.• No provision for onsite caretaker/management.• Limited accessibility for heavy vehicles such as water delivery and septic pump out trucks.

7. RECOMMENDATION

That under section 24 of the *Planning Act 1999*, the Planning Commission report to the Minister for Lands, Planning and Environment on the issues raised in submissions, issues raised at the hearing and any other matters it considers the Minister should take into account when considering the proposal.