



FAQ



FACTS AND FREQUENTLY ASKED QUESTIONS

Katherine Worker's Accommodation – 50 Lansdowne Road

Sitzler, a local Territory owned and operated business, is proposing to build worker's accommodation for 256 people at 50 (Lot 3164) Lansdowne Road, Katherine, to provide fit-for-purpose worker's accommodation to meet local agriculture and construction industry needs.

1. What are the approvals and consultation processes for the Katherine Worker's Accommodation?

Sitzler initially sought approval for the Katherine Worker's Accommodation through a Planning Scheme Amendment (PSA), which is a commonly used pathway for developments like this.

We conducted initial consultation with neighbouring property owners in June 2023 to understand concerns and to address those concerns where possible in the proposal.

We were advised to formalise our initial application via lodgement of a Development Application, and we are now lodging a Development Application with the Development Consent Authority for a development permit to proceed with the proposed worker's accommodation.

We understand there is concern that we tried to circumvent the approvals process, but this is not the case.

We are now conducting additional and more detailed engagement with the community to understand how potential concerns may be further addressed.

2. Who else has Sitzler spoken to?

Sitzler initially engaged with neighbouring property owners on Lansdowne Road in June 2023.

Sitzler has letters of support for the proposal from several stakeholders including but not limited to NT Farmers and Regional Development Australia NT. In particular, the intention to supply much needed accommodation for agriculture workers in the region is warmly received.

We have also briefed Katherine Town Council.

We are now progressing with a Development Application process with the Development Consent Authority and additional engagement with the community is required to understand how any potential concerns may be addressed.

3. Why not locate this somewhere else? Did Katherine Town Council offer alternate land?

Sitzler owns this land, and it is conveniently located near RAAF Base Tindal and in an Agricultural Zoned area of Lansdowne.

Katherine Town Council did not make an offer of suitable land.

4. Tindal RAAF Base is the largest air force base in Australia. Why isn't this development being built on the base?

The development is funded by Sitzler, not Defence, and the purpose of the development is to provide safe, secure and modern accommodation for a variety of industries in Katherine. Accommodation will be provided based on industry demand across construction and agriculture.

There is a significant pipeline of construction work at RAAF Base Tindal and Katherine generally, and there is a lack of accommodation for workers in Katherine. A worker's camp would provide suitable accommodation for a temporary workforce without impacting Katherine's local housing and short-term accommodation.

5. Will there be an increase in cars and trucks on Lansdowne Road?

A Traffic Impact Assessment (TIA) conducted by certified and independent traffic engineers has anticipated that the proposed accommodation will have a negligible impact on Lansdowne Road and the local road network, as there will only be a slight increase in traffic and the existing traffic mix.

Coaster buses will be used to bus workers to and from RAAF Base Tindal to alleviate traffic on Lansdowne Road.

A second access to the Stuart Highway will be constructed at a later point in the project and will divert traffic from Lansdowne Road to the Stuart Highway.

6. I'm worried about the safety of our kids from the increase in traffic.

Lansdowne Road is zoned for agricultural purposes and has been built to withstand road trucks. Sitzler will work closely with the Department of Infrastructure, Planning and Logistics to help manage road safety.

It is anticipated that there will only be a slight increase in traffic and the existing traffic mix.

The speed limit in the area is 80 and traffic vehicles have been restricted to 100 vehicles per day.

Any incidences of speeding will be recorded and actioned with Sitzler.

7. What will the camp be used for in the future, after this construction project is finished?

We understand that there are concerns about future use of the accommodation for community support, like the Howard Springs Centre for National Resilience.

This accommodation is a strategic investment by a local Territory company, Sitzler, to support the local agriculture industry and the strong pipeline of Defence and construction projects, which are essential to the region. Accommodation will be provided based on demand, spanning across the agriculture, defence, and construction sectors.

Adequate quantity and quality of worker accommodation is essential for the community of Katherine and its economic and social growth.

8. I'm worried this accommodation will upset the rural amenity that I value.

The facilities will be set back 40 metres from the property boundary and native bush will be used as a visual and noise buffer.

There will be an on-site camp manager living at the property and a zero-chance policy on anti-social behaviour.

The numbers of people living at the camp at any one time will actually be quite small – it is forecast to peak at around 160 workers for a few months only, with average occupancy rates to be around 40 – 100.

Lansdowne Road is zoned Agriculture and this proposed use is appropriate for this zoning. Many businesses operate out of Lansdowne Road, including other accommodation facilities.

Initially noise proof insulated generators were going to run the accommodation until high voltage power was connected. Now, after feedback from residents, the camp will delay operations until underground high voltage electricity is installed. Generators will only be used as a last resort back-up.

9. I'm worried about anti-social behaviour from workers.

There will be an on-site manager living at the property and a zero-chance policy on anti-social behaviour. There will not be a wet mess on site.

Construction workers working at RAAF Base Tindal are vetted and criminal history checked in order to be able to access the base.

10. I'm worried this accommodation will extract significant water from the aquifer and use up all our water.

The accommodation will largely rely on trucked potable water (8 – 10 ML) and supplement this with water from the existing bore.

The existing bore has an extraction limit of 5ML, which is the same as a residential bore. A water licence would be required for the camp to extract more water.

Any additional water requirements will be sourced from existing Katherine water supply businesses.

Hydrogeological studies show that Lansdowne Road is outside of the plume impacted by PFAS.

Irrespective of this, Sitzler will be undertaking regular sampling and testing of soil, water and air around the construction site to monitor PFAS levels. If contamination is detected, appropriate mitigation measures will be taken.

11. I'm worried about wastewater spoiling the aquifer.

Sitzler has committed to implementing a secondary wastewater polish (a high-stream filtering process) to ensure the recycled water is near drinking standard and could be safely used for irrigation, dust suppression and many other uses.

12. I'm concerned about land clearing and the impact on wildlife.

Some land will be cleared to make way for the facilities. Where possible, natural bush will be retained as a valuable noise and visual buffer.

13. Is Sitzler doing other projects in Katherine, like the pool?

Sitzler has a long involvement in Katherine, having built the original pool and Woolworths complex, among other things, Sitzler will take other project opportunities in Katherine on merit.



To provide feedback or find out more, please contact:

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