Barunga HRG Special Meeting Minutes

Held at the Roper Gulf Regional Council Conference Room.

Tuesday 10/04/2018
10:00pm to 12:00pm

1. PRESENT/MEMBERS/STAFF/GUESTS

1.1 Elected Members
Deputy Mayor Helen Lee
Councillor Wayne Runyu

1.2 Local Authority Members
Anita Painter (Local Authority/HRG Member)
Tony Walla (Local Authority Member/HRG Member)
Nell Brown (Local Authority Member)
Denni Barma (Local Authority Member)
Vita Brinjen (Local Authority Member)
Anne-Marie Lee (Local Authority/HRG Member)

1.3 HRG Members

Suzina McDonald (HRG Member)
Eventhia Friday (SASO/HRG Member)

1.4 Staff
Nathan McIvor (Area Manager – Central Arnhem)
Susan Gillies (Council Service Coordinator)
Patricia Lee (Tenancy Officer)

1.5 Guests
Peter Wordsworths (Barunga Health Centre - Sunrise Health)
Joyce Bulumbara (Traditional Owner)
Elizabeth Moreen (Traditional Owner)
Amanda Haigh (DHCD)
Kristy Bennett (DHCD)
Amanda Orwell (DHCD)
Elle Mather (DHCD)
Jason Ramsamy (DHCD)

2. MEETING OPENED
The meeting opened at 10:15am.

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3. MINUTES OF PREVIOUS MINUTES
NIL

4. BUSINESS ARISING/ACTION LIST
NIL

5. INCOMING CORRESPONDENCE
NIL

6. OUTGOING CORRESPONDENCE
NIL

7. GENERAL BUSINESS

There's 22 Billion in the NT Home Build program. There are 8 new buildings planned for Barunga 2018/2019. LA and HRG members discussed, advised and agreed to the construction on Lots 241, 281, 171 and 182.

7.1 Requested Changes

- RPDO suggests that they consider swapping the two bedroom duplex on Lot 281 for the smaller Lot 241 and to swap the one bedroom quadplex on Lot 241 to the bigger Lot 281. RPDO to workshop concept plans (1:200 scales) of lot size and present quadplex floor plan designs to 1:200 scales.

- Another option to consider - if the LA members and community members want to keep the single men on Lot 241, would they consider a 1 x bedroom triplex (3 dwellings) on Lot 241 and a 2 x 3 bedroom triplex (3 dwellings) on Lot 281. This would still be a total of eight (8) new dwellings.

- RPDO to workshop additional veranda options and their preferred locations on all 8 new builds.

ACTION: That the Local Authority and HRG members disagree with the RDPO considering the new changes but agrees with the previous proposal provided. The LA and HRG agreed to the suggested changes to the original requested dwelling mix on Lots 241 and 281. The LA and HRG members agreed that Lot 241 to be changed from 1 bedroom quad-plex to a 1 bedroom triplex for single men, agreed on Lot 281 to be changed from a 2 bedroom duplex to a 2 bedroom triplex and agreed for a full length veranda on all new dwellings. Also, the LA and HRG members advised to install dividing fences with PA gates and consider appropriate driveway locations (safety when reversing) on Lots 241 and 281.

7.2 Dwelling Designs

- **Lot 171** – Construct a three bedroom block dwelling

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- Red is the requested external colour
- The three small trees on the Lot can be removed
- LA/HRG members advised that there is no cultural significance to the tree.
- **Lot 182** – Construct a three bedroom block dwelling
- Green is the requested external colour
- The large tree on the Lot can be removed
- LA and HRG members advised that there is no cultural significance to the tree.

ACTION: That the LA and HRG members agreed with the proposal and advised to install full length verandas front and back of dwellings on Lots 171 and 182.

7.3 LA AND HRG MEMBERS CONCERNS

- Drainage concerns, water lying around and lots during wet season.
- Some housing boundary fences are too low and can be stepped over. LA and HRG members requested higher fences.

ACTION: Jason Ramsamy from DHCD advised drainage concerns will be raised with DIPL to address during constructions, within housing lot. Also, Jason advised boundary fence heights for new builds, should be a minimum height of 1200mm, this would be requirement in the new Tender documentation.

8. OTHER BUSINESS

8.1 Community Land Use Plans

Steven Kubasiewicz, Senior Planner with the Land Tenure Unit presented the latest draft of the Barunga Community Land Use Plan (CLUP) and then opened the meeting up for discussion. Comments were made on the following matters;

- A preference was for the development of new housing in the locality of lots 275-300. This area was subject to poor stormwater drainage and something had to be done to deal with this either before the housing was constructed or as the housing was constructed.

- Issues of stormwater drainage were also highlighted behind lots 257-262 next to the Central Arnhem Road. Before the vacant lots (306-310) were developed for housing this drainage needed to be addressed.

- Lots 221 and 222 should be residential lots.

- The Bagala Hotel should be a commercial lot.

- Lot 215 next to the Council depot should be Industrial

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- There was some discussion about the use of the vacant residential lots (318-320, 340 and 311) within the sewerage ponds buffer. Discussion about possibly excluding these lots form the residential land use area.

- The meeting supported the Industrial area next to and around lot 256 (former Depot).

- Was flagged that the buffer areas to the sewer and water pump stations were to be reduced to 30m and those to the bores to 100m.

- There was some discussion about the longer term future of growth of Barunga due to physical constraints such as flooding and topography. The area between the Water Tank compound and the water pump station (lot 255 and 251, former piggery land) may be suitable. Concern was expressed about the flooding and stormwater runoff associated with this land. In response the meeting was advised that the amount of vacant serviced land currently available in Barunga it is not likely that additional serviced land would be required by 2035. It was recommended to the meeting that consideration be given to the longer term future direction of Barunga.

Steven advised that changes would be made to the plans and the plan would be presented to the LA for adoption. From there it would go to Council for adoption before seeking approval of the Land Owners through the Land Council.

As the Chair at the Barunga Special joint Local Authority and Housing Reference Group Meeting held on the 10/04/ 2018, I certify these minutes to be a true and correct record of this meeting.

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Chairperson 26/04/2016

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