

PART 6

11.0 TRANSPORT AND INFRASTRUCTURE

11.1 LAND ADJACENT TO MAIN ROADS

1. The purpose of this clause is to ensure that access to **main roads** from adjacent land does not prejudice traffic safety.
2. Despite anything to the contrary in this Town Plan, access to a use or development or proposed use or development from a **main road** is to be only with **consent** and in accordance with the requirements of the Agency responsible for the care, control and maintenance of the **main road**.

11.2 MAIN ROADS

1. The purpose of this clause is to ensure the use or development of land in Zone MJ does not prejudice traffic safety or the **amenity** of the **main road**.
2. Despite anything to the contrary in this Town Plan, land in Zone MJ, may be used or developed other than for a public road only with **consent** and in accordance with the requirements of the Agency responsible for the care, control and maintenance of the **main road**.

11.3 MOBILE TELEPHONE COMMUNICATIONS TOWERS ETC.

1. The purpose of this clause is to ensure the development of a **telecommunications facility** does not unreasonably detract from the **amenity** of the locality.
2. The development of a **telecommunications facility** that is classified as low-impact within the *Telecommunications Act 1997* (Cth) and the *Telecommunications (Low-impact Facilities) Determination 2018* (Cth) does not require **consent**.
3. In all other circumstances, the development of a **telecommunication facility** on zoned land requires consent.
4. The inspection and maintenance of a **telecommunications facility** is exempt from the requirements of sub-clause 3.
5. An application for development under sub-clause 3 is to demonstrate:
 - (a) that the facility cannot be co-located with existing **telecommunications facilities** or existing structures;
 - (b) that a detailed feasibility assessment of at least three sites for the establishment of the facility has been undertaken and the rationale for the preferred site;
 - (c) that the location and design of a **telecommunications facility** minimises **amenity** impacts through sensitive siting, use of non-reflective finishes and appropriate landscaping using **approved plant species**; and
 - (d) how the **amenity** impacts of a proposal have been minimised using visual communication methods such as photographic images etc.

Commonwealth telecommunications legislation may impose a requirement for low impact facilities to comply with the community consultation requirements contained within the *Communications Alliance Industry Code for Mobile Phone Base Station Deployment* (C564:2011)

Clause 6.7 refers to landscaping and plant related use and development

11.4 UTILITIES

1. The purpose of this clause is to ensure the use or development of land in Zone UJ does not prejudice the future development of the utility.
2. Land in Zone UJ may be used or developed for a utility in accordance with the requirements of the Government Agency or service authority responsible for the utility on the land without **consent**.
3. Land in Zone UJ may be used or developed other than for a utility only with **consent** and in accordance with the requirements of the Government Agency or service authority responsible for the utility on the land.
4. In sub-clauses 2 and 3 a utility may include trunk sewers, sewerage ponds, trunk water mains, water storage facilities, electricity transmission and substation facilities, gas pipelines, low impact solar arrays, and the like.

"service authority" is defined in the *Planning Act 1999* (NT).

The **Commonwealth environmental law** also regulates the use and development of land in **Kakadu National Park** including the Town of Jabiru.