

DEVELOPMENT CONSENT AUTHORITY

LITCHFIELD DIVISION

MINUTES

MEETING No. 144 – FRIDAY 14 OCTOBER 2011

WHITEWOOD HALL
325 WHITEWOOD ROAD
HOWARD SPRINGS

MEMBERS PRESENT: Peter McQueen (Chairman, Keith Aitken, Richard Luxton, Mary Walshe and Michael Bowman

APOLOGIES: Nil

OFFICERS PRESENT: Margaret Macintyre (Secretary) and Steven Kubasiewicz (Development Assessment Services)

COUNCIL REPRESENTATIVE: Nil

Meeting opened at 9.45 am and closed at 12.35 pm

MINUTES RECORD THE EVIDENTIARY STAGE AND THE DELIBERATIVE STAGE SEPARATELY. THESE MINUTES RECORD THE DELIBERATIVE STAGE. THE TWO STAGES ARE GENERALLY HELD AT DIFFERENT TIME DURING THE MEETING AND INVITEES ARE PRESENT FOR THE EVIDENTIARY STAGE ONLY.

ITEM 1 **SUBDIVISION TO CREATE 4 LOTS**
PA2011/0539 **LOT 25 (240) BEES CREEK ROAD, HUNDRED OF STRANGWAYS**
APPLICANT **LUISA WHITE**

DAS tabled comments from Department of Lands and Planning.

The applicant sent her apologies.

RESOLVED
140/11

That, the Development Consent Authority vary clause 11.4.3 (Lot Size and Configuration in Subdivision of Rural and Unzoned Land) of the NT Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 25 LTO 73001 (240) Bees Creek Road, Hundred of Strangways for the purpose of a subdivision to create four lots subject to the following conditions:

1. The works carried out under this permit shall be in accordance with the drawing numbered 2011/0539/01 and endorsed as forming part of this permit.
2. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for approval by the Surveyor General.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity, water supply and telecommunication services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
4. Proposed Lots B, C and D are to be connected to the reticulated water supply.
5. Engineering design and specifications for the proposed and affected roads, stormwater drainage and vehicular access, are to be to the technical requirements of Litchfield Council, to the satisfaction of the consent authority and all approved works constructed at the owner's expense.
6. Before the issue of titles, firebreaks along boundaries or at appropriate locations shall be provided to the satisfaction of the consent authority on advice from the NT Fire and Rescue Service.

NOTES:

1. The installation of septic systems is to be in accordance with the requirements of the *Building Act* and 'NT Code of Practice for Small On-Site Sewage and Sullage Treatment Systems and the Disposal or Reuse of Sewage Effluent'.
2. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and

Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

3. There are statutory obligations under the *Weeds Management Act 2001* to take all practical measures to manage weeds on the property. For advice on weed management please contact the Department of Natural Resources, Environment, The Arts and Sport.

REASONS FOR THE DECISION

1. Pursuant to section 51(a) of the *Planning Act*, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

The proposal is generally consistent with the Litchfield Planning Concepts and Land Use Objective 3.1 (Residential) which provides for residential development that retains the amenity and lifestyle of existing rural areas, and with Objective 3.7 (Community Facilities and Infrastructure), as the subdivision will provide for the extension of reticulated water services in the locality.

A waiver to Clause 11.4.3 (Lot Size and Configuration in Subdivision of Rural and Unzoned Land) of the NT Planning Scheme can be supported as the connection to reticulated water will relieve any unsustainable demands on groundwater, and all proposed lots have direct, unconstrained access to a public road.

2. Pursuant to section 51(j) of the *Planning Act*, the consent authority must take into consideration the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.

The site consists of well drained soils on flat land and is deemed suitable for subdivision development.

ACTION: Notice of Consent and Development Permit

ITEM 2
PA2011/0592

**CHANGES TO THE SUBDIVISION APPROVED BY DP11/0408 INCLUDING AN
ADDITIONAL FOUR LOTS
SECTION 5495 (90) PRODUCE ROAD, AND LOTS 14 & 15 (88 & 86) PRODUCE
ROAD, HUNDRED OF STRANGWAYS
EARL JAMES AND ASSOCIATES**

APPLICANT

Mr Kevin Dodd (Earl James & Associates), Mr Giovanni Faoro (owner) attended.

**RESOLVED
141/11**

That, the Development Consent Authority vary clause 11.1.1 (Minimum Lot Sizes and Requirements) of the NT Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 15 LTO 74011 (86) Produce Road, Hundred of Strangways for the purpose of a subdivision to create four lots subject to the following conditions:

CONDITION PRECEDENT

1. Prior to the commencement of works the Erosion and Sediment Control Plan (ESCP) endorsed as forming part of Development Permit DP11/0408, including details and location of stormwater drains, is to be amended and submitted to and approved by the consent authority on the advice of the Department of Natural Resources, Environment and the Arts (Natural Resources Management Division), and an endorsed copy of the Plan will form part of this permit. All works relating to this permit are to be undertaken in accordance with the endorsed ESCP to the satisfaction of the consent authority.

GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings numbered 2011/0592/01 and 2011/0592/02 and endorsed as forming part of this permit.
3. The development must proceed in the order of stages shown on the endorsed plan unless otherwise agreed in writing by the consent authority.
4. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for approval by the Surveyor General.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity and telecommunication services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
6. Engineering design and specifications for the proposed and affected roads, stormwater drainage and vehicular access, are to be to the technical requirements of Litchfield Council, to the satisfaction of the consent authority and all approved works constructed at the owner's expense.
7. Before the issue of titles, firebreaks along boundaries or at appropriate locations shall be provided to the satisfaction of the consent authority on advice from the NT Fire and Rescue Service.

NOTES:

1. The installation of septic systems is to be in accordance with the requirements of the Building Act and 'NT Code of Practice for Small On-Site Sewage and Sullage Treatment Systems and the Disposal or Reuse of Sewage Effluent'.

2. There are statutory obligations under the Weeds Management Act 2001 to take all practical measures to manage weeds on the property.

REASONS FOR THE DECISION

1. Pursuant to section 51(a) of the *Planning Act*, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

The proposal is generally consistent with the Litchfield Planning Concepts and Land Use Objective 3.1 (Residential) which provides for residential development that retains the amenity and lifestyle of existing rural areas. It is also consistent with Objective 2.4 (Mobility and Transport), in particular, the intended development of the road network as described in the LUOs and detailed in Figure 14.

A waiver to Clause 11.1.1 (Minimum Lot Sizes and Requirements) of the NT Planning Scheme can be supported as the existing long battleaxe access will be replaced with direct access to a new public road, additional rural living opportunities consistent with the Rural Living zoning will be provided, the lots are of a size similar to those already approved through DP11/0408, and the subdivision promotes orderly development.

2. Pursuant to section 51(j) of the Planning Act, the consent authority must take into account the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.

The site consists of well drained soils on flat land and is deemed suitable for subdivision development. Amendment of the erosion and sediment control plan endorsed as forming part of DP11/0408 will ensure that appropriate measures are taken to minimise the risk of erosion.

ACTION: Notice of Consent and Development Permit

ITEM 3 WITHDRAWN

ITEM 4 SUBDIVISION TO CREATE 28 LOTS IN TWO STAGES
PA2011/0577 NT PORTION 6098 (150) BUCKLEY ROAD, & SECTION 5190 (1120) ARNHEM
APPLICANT HIGHWAY, HUNDRED OF STRANGWAYS
J DEVRIES CONSULTING CIVIL ENGINEER

DAS tabled further comments from Litchfield Council dated 11 October 2011.

Mr Jack De Vries (J De Vries Consulting Civil Engineer) attended and tabled a plan showing the site and its proximity to Power Road.

Mr Bill Cumberland (NRETAS) attended.

**RESOLVED
142/11**

That the Development Consent Authority vary clause 11.1.1 (Minimum Lot Sizes and Requirements) of the NT Planning Scheme and, pursuant to Section 53(a) of the *Planning Act*, consent to the application to develop NT Portion 6098 (150) Buckley Road and Section 5190, (1120) Arnhem Highway, Hundred of Strangways for the purpose of a subdivision to create twenty-eight (28) lots, subject to the following conditions.

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) minimum road reserve widths of 30m.
2. Prior to the commencement of works an Erosion and Sediment Control Plan (ESCP), including details and location of stormwater infrastructure, stormwater drains and drainage easements, is to be submitted to and approved by the consent Authority on the advice of the Department of Natural Resources, Environment, Arts and Sports (Natural Resources Management Division), and an endorsed copy of the Plan will form part of this permit. All works relating to this permit are to be undertaken in accordance with the endorsed ESCP to the satisfaction of the consent Authority.

GENERAL CONDITIONS

3. Works are to be carried out in accordance with plans endorsed as part of this permit.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity and telecommunication services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation.
5. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for approval by the Surveyor General.
6. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent Authority.
7. Engineering design, calculations and specifications for the proposed and affected roads, stormwater drainage, street lighting and vehicular access, are to

be submitted for technical approval by the Litchfield Council and the Road Network Division of the Department of Lands and Planning, to the satisfaction of the consent authority and all approved works constructed at the owner's expense.

8. Where unfenced, the Arnhem Highway road frontage is to be appropriately fenced in accordance with the Road Network Division of the Department of Lands and Planning standards and requirements to the satisfaction to the consent authority.
9. A "Permit to Work Within a Road Reserve" may be required from the Department of Lands and Planning and Litchfield Council before commencement of any work within the road reserves.
10. All proposed work affecting the Arnhem Highway is to be designed, supervised and certified on completion by a Chartered Professional Civil Engineer in accordance with the standards and specifications of the Road Network Division of the Department of Lands and Planning to the satisfaction of the consent authority. Dryland grassing of verges may be required.
11. No direct access for any newly created lots onto the Arnhem Highway is permitted. Any existing accesses are to be removed and rehabilitation undertaken in accordance with the requirements of the Road Network Division of the Department of Lands and Planning and to the satisfaction of the consent authority.
12. Before issue of titles and pursuant to section 34 of the *Land Title Act*, a Caution Notice shall be lodged with the Registrar-General, and is to include the following advice: "There may be limited options for the placement of infrastructure. A non-standard septic system may be required on this allotment". Evidence of lodgement on the parent parcel shall be provided to the satisfaction of the consent authority.
13. Before the issue of titles, firebreaks in accordance with the requirements of the Northern Territory Fire and Rescue Services.
14. This development is subject to the Litchfield Shire Council Developer Contribution Plan. The developer shall pay a development levy for the additional lots created to the Litchfield Council.
15. The construction of the proposed road shall be designed so that no access is made available to Powell Road.

NOTES:

1. This development must conform to the criteria outlined in "*Guidelines for Preventing Biting Insect Problems for New Rural Residential Developments or Subdivision in the Top End of the Northern Territory*". The permit holder is to liaise with the Senior Medical Entomologist, Department of Health and Community Services regarding advice on potential impact of biting insects to

the development and appropriate measures to minimise the potential for creating mosquito breeding sites.

2. There are statutory obligations under the *Weeds Management Act* to take all practical measures to manage weeds on the property.
3. It is an offence to interfere with or cause damage to sacred sites identified in accordance with the *Aboriginal Sacred Sites (NT) Act* and as such the developer should obtain an 'Authority Certificate' from the Aboriginal Areas Protection Authority prior to the commencement of any works.
4. The permit owner is to liaise with the Road Network Division of the Department of Lands and Planning and the Litchfield Council in relation to Powell Road and its future use.

REASONS FOR THE DECISION

1. The consent Authority must, pursuant to section 51(a) of the *Planning Act*, take into account any planning scheme that applies to the land to which the application relates.

The application is generally compliant with the NT Planning Scheme however a variation to Clause 11.1.1 (Minimum Lot Sizes and Requirements) is required. Proposed lot 28 will be 10.65ha while the scheme requires a minimum of 25ha in Zone H. As adjacent Zone H Sections 1629 and 1631, are of similar size and configuration, combined with the fact that the proposed boundaries for lot 28 are replicate of boundaries originally utilised for the same land area as former Section 1630, this variation can be supported.

2. The consent Authority must, pursuant to section 51(m) of the *Planning Act*, take into account the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer.

The requirement to design the proposed road so that access is not available from Powell Road is in response to the request of the Department of Lands and Planning in order to minimise the potential of its future construction to impact on the development of the Arnhem Highway. The removal of access to Powell Road will also facilitate a safer movement of traffic within the proposed internal road network.

ACTION: Notice of Consent and Development Permit

ITEM 5
PA2011/0633

**CORRECTIONAL FACILITY, INCLUDING THE CLEARING OF NATIVE
VEGETATION AND ASSOCIATED WATER RETENTION FACILITY AND WASTE
WATER TREATMENT PLANT
PART SECTION 4225 (498) TAYLOR ROAD, HUNDRED OF BAGOT
MASTERPLAN NT**

APPLICANT

DAS tabled an addendum containing comments from the Department of Defence dated 4 October 2011 and comments from the applicant in response to submissions dated 12 October.

Mr Brad Cunnington (Masterplan NT), Mr Keith Munson (VDM Consulting - EcOz), Mr Matt Eastman and Mr Michael Sitzler (Sitzler Boulderstone Joint Venture), Mr Pat Coleman and Mr David West (Department of Construction and Infrastructure) Mr Ken Middleton (Executive Director) and Mr Rodney Williams (NT Corrections) attended.

Submitters in attendance:- Ms Rose Gerlach, Mr Craig Leach, Ms Melissa Purich, Mr Mal & Mrs Wendy Leach, Ms Noel Padgham and Mr Gerry Wood MLA attended.

Submitter Ms Plaxy Purich sent her apologies.

Interested parties in attendance - Ms Margaret Clinch (PLan).

Mr Bill Cumberland, Mr Peter Morance and Ms Kate Elsey (all NRETAS) attended.

**RESOLVED
143/11**

That, the Development Consent Authority vary the requirements of Clause 6.1 (General Height Control) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Part Section 4225 (Proposed Lot 6222) (498) Taylor Road, Hundred of Bagot for the purpose of a Correctional Facility, including the clearing of native vegetation and associated water retention facility and waste water treatment plant subject to the following conditions:

CONDITION PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) An individual masterplan for each of the precincts with no reference to future developments; and
 - (b) Plan notations restricting the height of any lighting poles to 12m.
2. Prior to the commencement of clearing in the 'Stage 1 Vegetation Clearance Area' (as shown on the vegetation clearance plan) an Erosion and Sediment Control Plan (ESCP) for this part of the works, including details and location of stormwater drains, is to be submitted to and approved by the consent authority on the advice of the Department of Natural Resources, Environment, the Arts

and Sport (Natural Resources Management Division). All works relating to this permit are to be undertaken in accordance with the ESCP to the satisfaction of the consent authority.

3. Prior to the commencement of clearing outside of the 'Stage 1 Vegetation Clearance Area' (as shown on the vegetation clearance plan) and any construction works, an Erosion and Sediment Control Plan (ESCP), including details and location of stormwater drains, is to be submitted to and approved by the consent authority on the advice of the Department of Natural Resources, Environment, the Arts and Sport (Natural Resources Management Division). All works relating to this permit are to be undertaken in accordance with the ESCP to the satisfaction of the consent authority.
4. Prior to the commencement of construction works (including site preparation) for the waste water treatment system a Land Capability Assessment is to be undertaken to the satisfaction of the consent authority on the advice of the Department of Health and Families and the Department of Natural Resources, Environment, the Arts and Sport. This must include but is not limited to the identification that subject area of the site is suitable for accommodating the proposed system.

GENERAL CONDITIONS

5. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
6. Before the development starts, amended landscape plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and two copies must be provided. The landscaping plan must be generally in accordance with the landscape concept plan submitted with the application, except that the plan must show the correct layout of the development as shown on the masterplan details.
7. The use and/or development as shown on the endorsed plans must not be altered without the further consent of the consent authority.
8. Before the occupation of the development an Environmental Management Plan shall be submitted to the satisfaction of the consent authority on the advice of the Department of Natural Resources, the Arts and Sports.
9. Before the occupation of the development starts the water retention facility shown on the endorsed plans and referred to in the application must be completed to the satisfaction of the consent authority.

10. Before the use or occupation of the development starts, the areas set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather-seal coat;
 - (d) drained;
 - (e) line marked to indicate each car space and all access lanes; and
 - (f) clearly marked to show the direction of traffic along access lanes and driveways;to the satisfaction of the consent authority.
Car spaces, access lanes and driveways must be kept available for these purposes at all times.
11. Before the occupation of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
12. Before the occupation of the development starts, a preliminary site investigation in accordance with the National Environment Protection (assessment of Site Contamination) Measure to determine if the site is suitable for the proposed use of part of the site for agriculture and /or horticulture for human consumption is to be prepared and approved by the consent authority on the advice of the Department of Natural Resources, Environment, the Arts and Sport.
13. Before the occupation of the development starts an amended Water Monitoring Plan is to be prepared and approved by the consent authority on the advice of the Department of Natural Resources, Environment, the Arts and Sport. All monitoring identified in the Water Monitoring Plan are to be implemented.
14. Before the occupation of the development starts, a Property Fire Management Plan is to be prepared and approved by the consent authority on the advice of the Department of Natural Resources, Environment, the Arts and Sport and Northern Territory Fire and Rescue Service. The plan is to address the location of firebreaks in relation to poorly drained areas of the site.
15. Before the occupation of the development starts, firebreaks in accordance with the Property Fire Management Plan shall be provided to the satisfaction of the consent authority on advice from the Northern Territory Fire and Rescue Services.
16. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply and electricity to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
17. An approved effluent disposal system to the requirements of the Department of Health and Families and the Department of Natural Resources, Environment,

the Arts and Sport and to the satisfaction of the consent authority must be installed prior to the commencement of the use and all waste must be disposed of within the curtilage of the property

18. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
19. Engineering design and specifications for the proposed and affected roads, street lighting, stormwater drainage, vehicular access, pedestrian/ cycle corridors and streetscaping are to be to the technical requirements of Litchfield Council and/or the Department of Lands and Planning as the case may be to the satisfaction of the consent authority and all approved works constructed at the owner's expense.
20. Provision must be made on the land for the storage and collection of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the consent authority.
21. All waste material not required for further on-site processing must be regularly removed from the site to an approved facility. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created to the satisfaction of the consent authority.
22. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land or nearby land to the satisfaction of the consent authority.
23. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
24. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into Litchfield Council and/or the Department of Lands and Planning as the case may be, drains to any watercourse.
25. The clearing of native vegetation is to be undertaken only in the areas identified on the endorsed drawing as "Permitted Clearing". All remaining native vegetation is to be maintained to the satisfaction of the consent authority.
26. The permit holder must ensure that the clearing operator has a copy of the permit, including the endorsed drawing, at all times during the clearing operation.
27. Before the vegetation removal starts, the boundaries of all vegetation stands to be removed and retained must be clearly marked on the ground or marked with tape or temporary fencing to the satisfaction of the consent authority.

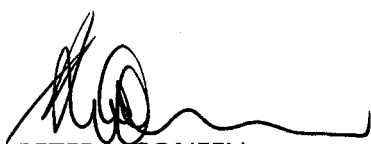
NOTES:

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. A permit to burn is required from the Regional Fire Control Officer, Department of Natural Resources, Environment, the Arts and Sport, prior to the ignition of any felled vegetation on the property. Fire prevention measures are to be implemented in accordance with the requirements of the Bushfires Act.
3. There are statutory obligations under the *Weeds Management Act* to take all practical measures to manage weeds on the property. For advice on weed management please contact the Department of Natural Resources, Environment, The Arts and Sport.
4. A groundwater extraction licence is required under the *Water Act* for any bore equipped to supply over 15 litres per second. For advice on water extraction licences please contact the Water Management branch of the Department of Natural Resources, Environment, The Arts and Sport.
5. The permit holder is advised that it is an offence to disturb or destroy prescribed archaeological places without consent under the Heritage Conservation Act. Should any heritage or archaeological material be discovered during the clearing operation, cease operation and please phone Heritage Conservation Services of the Department of Natural Resources, Environment, The Arts and Sport.
6. The development and use hereby permitted should be designed, constructed, registered and operate in accordance with the Building Code of Australia, the NT Public Health Act and Regulations, the NT Food Act and National Food Safety Standards.
7. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from Natural Resources Management Division, Department of Natural Resources, Environment, the Arts and Sport.
8. The Department of Natural Resources, Environment, The Arts and Sport (NRETAS) advises that construction work should be conducted in accordance with the NRETAS Noise Guidelines for Development Sites. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

REASONS FOR THE DECISION

1. The proposed development is consistent with the purpose of Zone CP (Community Purposes) which is to provide for community services and facilities, whether publicly or privately owned or operated, including facilities for civic and government administration.
2. The inclusion of condition precedent relating to an erosion and sediment control plan and a Land Capability Assessment for the waste water treatment system will mitigate against any adverse impacts associated with erosion and sedimentation and ensure that the land is capable to be developed with a waste water treatment system.
3. Pursuant to section 51(e) of the *Planning Act*, the Development Consent Authority must take into consideration any submissions received. All issues raised in submissions were considered. In particular the location of the sewage treatment plant, lighting of the facility, clearing of wet areas and traffic down Wallaby-Holtze Road. It is noted in the report that the waste water treatment plant is located some distance from the end of Wallaby-Holtze Road and is not expected to cause any adverse amenity impacts to the residents of the locality. Night time lighting as stated in the applicants report will be a maximum of 12 Lux on mounted poles. A condition will also be included to ensure lighting does not cause any adverse effect on adjoining or nearby land. Management plans in regard to clearing of wet areas associated with firebreaks has been requested. It is noted in the report that no access to the site will be provided down Wallaby-Holtze Road
4. Pursuant to section 51(n) of the *Planning Act*, the Development Consent Authority must take into consideration the potential impact on the existing and future amenity of the area. The proposed development is to be well setback from property boundaries and the site is well vegetated. Furthermore the use is consistent with the types of use expected in Zone CP, being for community services and facilities. In light of this, it is not expected that the proposed development will impact on the existing and future amenity of the area.

RATIFIED AS AN RECORD OF ATTENDANCE AND DETERMINATIONS MADE AT THE MEETING



PETER MCQUEEN
Chairman

17 /10/11