



DEVELOPMENT CONSENT AUTHORITY

KATHERINE DIVISION

MINUTES

MEETING No. 99 – WEDNESDAY 6 APRIL 2011

MEMBERS PRESENT Peter McQueen (Chairman) (via phone), Anne Shepherd, Trevor Ford and Barry Densley

APOLOGIES: Jodie Locke and Ian Palmer

OFFICERS PRESENT: Steven Kubasiewicz (Development Assessment Services)

COUNCIL REPRESENTATIVE: Nil

Meeting opened at 10.45 am and closed at 11.00 am

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

ITEM 1 ANIMAL SHELTER WITHIN A DEFINED FLOOD AREA
PA2011/0062 LOT 2998 (46) BICENTENNIAL ROAD, TOWN OF KATHERINE
APPLICANT NORDRAFT

Mr Jason Hillier (Nordraft) attended the meeting

RESOLVED
13/11

That, pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority consent to the application to develop Lot 3237 (75) Chardon Street Uralla, Town of Katherine for the purpose of an animal shelter in a defined flood area 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) elevations of the large animal shelter
 - (b) elevations of the animal drop off structures.
 - (c) details on the height and type of fencing
 - (d) a landscaping schedule
2. Prior to the commencement of works a waste management plan, to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved the document /plans will be endorsed and then form part of the permit. The waste management plan shall detail the methods and frequency of the collection and disposal of both solid and liquid wastes from the animal shelters and the cleaning of the animal shelters.

GENERAL CONDITIONS

3. Works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
4. Before the use 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) drained;
 - (d) surfaced with an all weather sealed coat:
 - (e) line marked to indicate each car space and all access lanes; and

to the satisfaction of the consent authority. Car spaces, access lanes and driveways must be kept available for these purposes at all times.

5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and 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. 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. Any engineering design and specifications for access and stormwater drainage are to be to the technical requirements of Katherine Town Council as per Council's 'Guidelines for Road Works, Stormwater Drainage and Street Lighting for Subdivisions in Katherine' to the satisfaction of the consent authority and all approved works constructed at the owner's expense.
8. Storage for waste disposal bins is to be provided to the requirements of Katherine Town Council to the satisfaction of the consent authority.
9. Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
10. 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.
11. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including any dead, diseased or damaged plants are to be replaced.

NOTES:

1. A "Permit to Work Within a Road Reserve" may be required from the Katherine Council before commencement of any work within the road reserve

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 has demonstrated that it can comply with the relevant provisions of the NT Planning Scheme. The development is located within land zoned GI (General Industry) which is a zone established to accommodate industrial development that has the potential to generate emissions, particularly noise.

2. Pursuant to section 51(n) of the *Planning Act*, the consent authority must take into account the potential impact of the on the existing and future amenity of the area in which the land is situated.

The land is to be connected to the reticulated water and waste water system. The locality is characterised by industrial development and the land does not adjoin any residentially zoned land. No significant impact is anticipated beyond those reasonably expected within the locality and zoning of the land.

ACTION: Notice of Consent and Development Permit

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



PETER MCQUEEN
Chairman

8/4/11