



6 October 2020

Development Assessment Services
Department of Infrastructure, Planning and Logistics
GPO Box 1680
Darwin NT 0801

RE: Letter of Comment Development Application

PA2020/0280

**Section 2233 (1350) Old Bynoe Road, Berry Springs, Hundred of Cavenagh
Intensive animal husbandry (crocodile farm) with ancillary abattoir
and industry-primary with ancillary shop**

Thank you for the Development Application referred to this office on 04/09/2020, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council supports the granting of a Development Permit for the following reasons:

- a) Council supports appropriate economic development in the municipality.
- b) The proposed uses noted in this application are not expected to have a negative effect upon neighbourhood amenity, provided they are operated within any required environmental restrictions.
- c) There are not expected to be any negative effects upon Council infrastructure as a result of the proposal. It is noted that the existing driveway crossovers to Old Bynoe Road and Reedbeds Road are not in line with Council's current standards. It is considered that the existing driveway to Old Bynoe Road, which appears to be the main site access, is not of such a state as to require upgrades to service the current development; however, it is noted that under Council Policy INF02 Driveway Crossovers, until such time as it was upgraded to Council's required standard, any required maintenance to the driveway would not be the responsibility of Council. Should the developer wish the driveway crossover to Reedbeds Road to be the main driveway access to the site, it would be required to be upgraded to Council's current standard, at no cost to Council. Should any changes be planned for either driveway,

including driveway resurfacing, approval from Council, through a Works Permit, will be required prior to commencement of any works on site.

The noted support is only given provided the following issues are adequately addressed:

- a) Council queries the noted second dwelling on the subject site, which does not appear to have an approved planning permit. Appropriate planning permission should be sought for all uses on the subject site.

Should the application be approved, the Council requests the following condition(s) be included as Condition(s) Precedent in any Development Permit issued by the consent authority:

- a) Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into Litchfield Council's stormwater drainage system shall be submitted to and approved by Litchfield Council.
- b) An Operational Environmental Management Plan (OEMP) that addresses the day to day waste management requirements for the use shall be prepared to the satisfaction of Litchfield Council. The use must at all times be conducted in accordance with the plan.

Should the application be approved, the following condition(s) pursuant to the *Planning Act* and Council's responsibility under the *Local Government Act* are also recommended for inclusion in any Development Permit issued by the consent authority:

- a) The kerb crossovers and/or driveways to the site are to meet the technical standards of Litchfield Council. The owner shall remove disused crossovers; provide footpaths/cycleways, as required by Litchfield Council; collect stormwater and discharge it to the drainage network; and undertake reinstatement works; all to the technical requirements and satisfaction of Litchfield Council, at no cost to Litchfield Council.
- b) Any developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of Litchfield Council.

Should the application be approved, the following notes are recommended for inclusion in any Development Permit issued by the consent authority:

- a) Litchfield Council's current Fees and Charges may apply to the above conditions. Additional information can be found at www.litchfield.nt.gov.au.
- b) A *Works Permit* is required from Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's road network.

- c) Notwithstanding any approved plans, signs within Litchfield Council's municipal boundaries are subject to approval under the NT Government's Interim Development Control Order 29.

If you require any further discussion in relation to this application, please contact **Litchfield Council's Planning and Development division** on 08 8983 0600 and you will be directed to the appropriate officer to address your query.

Yours faithfully



Hasan Karatas
Development Engineer