

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Approval Issued under Section 4.18(1)(a) of the Environmental Planning and Assessment Act 1979

Application Number	DA-19/2022
Applicant	Bindaree Beef Pty Ltd
Land to be developed	Lot 2 DP 1028323, Lot 1 DP 1028323, Lot 83 DP 753638, Lot 1 DP 373572 – 7227 & 7307 Gwydir Highway, INVERELL NSW 2360
Approved development	Upgrade of balance tank and associated works
Building Code of Australia Classification	Class 10a Class 10b
Determination	The determination is consent granted subject to conditions.
Determination date	12 April 2022
Consent is to operate from	12 April 2022
Consent will lapse on	12 April 2027
	Unless the work or use to which this consent relates has lawfully commenced on-site in accordance with Section 4.53 of Environmental Planning and Assessment Act 1979.

CONDITIONS OF CONSENT

Preliminary

1. Inverell Shire Council issues its consent, subject to conditions stated hereunder, in accordance with Section 4.17 of the *Environmental Planning and Assessment Act 1979*.

Consent is granted for an upgrade of balance tank and associated works including:

- Installation of new balance water tank;
- Construction and installation of a new 7.138m x 2.701m colourbond pump shed;
- Relocation and upgrade of chlorine gas dosing system;
- Relocation of two existing pumps;
- Installation of new pipework and valving;
- Relocation of the emergency eye wash station;
- All electrical infrastructure to support; and
- Demolish existing 3m x 3m shed and balance tank.

To confirm and clarify the terms of consent, the development must be carried out in accordance with the stamped and approved plans and accompanying documentation, unless modified by any following condition. Any deviation will require the consent of Council.

2. The applicant must comply with all relevant prescribed conditions as contained in Division 8A of the *Environmental Planning & Assessment Regulation 2000*.
3. The external finish of the balance tank is to match the finishes of the adjacent water tanks.

Prior to Construction

4. Prior to the commencement of any works (including earthworks) on the site a Construction Certificate must be issued in accordance with the *Environmental Planning and Assessment Act 1979*. The application for a Construction Certificate shall include plans and specifications demonstrating full compliance.
5. Prior to issue of a Construction Certificate detailed plans are to be submitted to and approved by Council for:
 - The connection of the two existing town water supply rising mains from Inverell West pump station directly into the new balance tank with no cross connection to other site plumbing;
 - Backflow prevention in accordance with AS/NZ 3500.1:2018 Plumbing & Drainage – Part 1 Water Services; and
 - Relocation of Council's telemetry equipment to the external wall of the new pump station / chlorination building, clear of a corrosive environment.

Note: It is recommended that consultation with Council's Manager Environmental Engineering be undertaken during the preparation of this plan.

During Works

6. To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period:
 - Works on site are to be carried out in accordance with the *Protection of the Environment Operations Act 1997* in relation to noise, dust and associated nuisances from the site. The carrying out of works shall not interfere with the quiet enjoyment of the surrounding neighbourhood;
 - Works may only be carried out between 7.00am and 5.00pm, Monday to Saturday, and no construction is to be carried out at any time on a Sunday or Public Holiday. Council may consent to vary these hours in particular circumstances where it can be demonstrated that it is unavoidable;
 - Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage path of easement, natural watercourse, footpath, kerb or road surface and shall implement measures to prevent the movement of such material off site;
 - Building operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken on the building block. The pollutants from these building operations shall be contained on site;
 - Construction and demolition waste must not be burnt or buried on site. All waste (including felled trees) must be contained and removed to a waste disposal depot; and
 - Where the proposed development involves the disturbance of any existing survey monuments, those monuments affected will need to be relocated by a registered surveyor under the *Surveying and Spatial Information Act 2002*. A plan showing the relocated monuments will then be required to be lodged as a matter of public record at the Lands Titles Office.
7. Prior to commencement of works (including earthworks), run-off and erosion control measures must be implemented in accordance with Council's Erosion and Sedimentation Control Policy (2005) to prevent soil erosion, water pollution and the discharge of loose sediment on the surrounding land. Measures are to include:
 - Diverting uncontaminated run-off around cleared or disturbed areas;
 - Erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties;
 - Preventing the tracking of sediment by vehicles onto roads; and
 - Stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

Run-off and erosion control measures must be in place for the duration of building work and until adequate cover is established on the site.

8. All demolition work is to be carried out in accordance with *Australian Standard 2601 The demolition of structures*.

Prior to Occupation

9. Prior to use of the balance tank and associated works, an Occupation Certificate must be issued for each building in accordance with the *Environmental Planning and Assessment Act 1979*.

Note: Prior to issue of the Occupation Certificate, the Principal Certifying Authority is required to be satisfied, amongst other things, that:

- *all required inspections (including each applicable mandatory critical stage inspection) have been carried out; and*
- *any preconditions to the issue of the certificate required by a development consent have been met.*

10. Prior to issue of an Occupation, the connection to Council's water supply, backflow prevention and relocation of Council's telemetry equipment is to be completed in accordance with the approved plans at the applicant's expense.
11. Prior to issue of an Occupation Certificate, the vegetation screening required by Condition 9 of DA-58/2020 is to be completed.

REASONS FOR CONDITIONS

The above conditions have been imposed:

1. To ensure compliance with the terms of the applicable environmental planning instruments.
2. Having regard to Council's duties of consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, as well as Section 4.17 which authorizes the imposing of the consent conditions.
3. Having regard to the circumstances of the case and the public interest.

REASONS FOR APPROVAL

1. The development, subject to conditions, is consistent with the objectives of the RU1 Primary Production zone.
2. The alterations and additions are not considered to trigger the provisions of 'designated development' or 'integrated development'.
3. The water balance is considered support infrastructure for the existing abattoir and will not alter the operation or associated impacts (noise, odour, traffic) of the abattoir.
4. Subject to conditions, the proposed balance tank is not considered to have a significant adverse visual impact.

COMMUNITY CONSULTATION

As per the Inverell Community Participation Plan the development was considered to be a minor development with minimal environmental impact and notification was not necessary.

RIGHT OF APPEAL

If you are dissatisfied with this decision, Division 8.3 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice. You are also advised that Division 8.2 of the *Environmental Planning and Assessment Act 1979* provides that you may apply to Council for a review of this decision subject to the limitations contained in that section and payment of the prescribed fee.

On behalf of Inverell Shire Council

A handwritten signature in black ink, appearing to read 'Chris Faley', written in a cursive style.

CHRIS FALEY
DEVELOPMENT SERVICES COORDINATOR