

## Pamela Morales

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**From:** Steven Parisotto <Steven.Parisotto@griffith.nsw.gov.au>  
**Sent:** Thursday, 14 February 2019 7:31 AM  
**To:** Olivia Hirst  
**Subject:** Re: Notice of Section 4.55(1A) Modification - De Bortoli Winery

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Olivia,

Thank you for allowing Council to respond to the application.

Our comments are as follows:

- All new building work will require a construction certificate. Given the size of the building it would need to be assessed and demonstrated for compliance for the Type of Construction required at CC stage (including size, separation, egress, fire services). It is also noted that the provisions of cl. 93 & 94 of the EPA Regulations for existing buildings need to be taken into consideration particularly if there is a change of building classification under the NCC.
- Consideration should be given to to include a requirement to consolidation or make boundary adjustments as options to relieve affect from any fire source feature, on the buildings design, construction and setback obligations.
- Where existing unauthorised buildings, not approved as part of any previous development application, must be identified on the plans and that application be made for a building certificate where required.
- All new building work, including works associated with the construction of the car park will require post and pre-development calculations as onsite detention will be required for the development..
- Details of the proposed surface proposed carpark and vehicular manoeuvring areas are not nominated. The sealing of car parking and vehicular manoeuvring areas are subject to Council's Sealing Policy.
- Details including plans showing lot boundaries are to be provided as to how waste water will be directed to these allotments. Waste water pipelines are to be located within the property boundaries. Where these pipelines cross through or under Council road reserves and or Crown or MI reserves, land owner's consent is required. Where the pipelines, pumps and other associated infrastructure rely on Council owned or managed land, including within the road reserve the proponent will be required to enter into a lease agreement.
- The design of all water storage (whether for detention and/or waste water storage facilities) are to be designed and constructed with Geotechnical Engineering approvals. Consideration to be given to tail water dams and use of waste water on flood affected land.
- Consideration of any odour issues where irrigation of waste water is irrigated close to residential village zones. In particular rotation zones F, G, I & J
- Ensure piezometers are not located close to supply and drainage channels as these features can alter water table depth and ground water quality.
- Instead of retaining stubble, consider harvesting of stubble during and after each rotation to aid the exportation of nutrients off the site.
- Page 8 of the SOEE states that an email was sent to Council on 15 September 2018 and no response was provided by Council. Council has records of providing a response to the SEARS request in June 2018 but has no record of an e-mail dated 15 September 2018?
- Page 40 and the Risk Matrix indicates that water logging will be monitored, however they the modification seeks to remove groundwater monitoring?

**Steven Parisotto**  
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☐ "Olivia Hirst" ---29/01/2019 10:57:05 AM---Hi there, Please see attached.

From: "Olivia Hirst" <[Olivia.Hirst@planning.nsw.gov.au](mailto:Olivia.Hirst@planning.nsw.gov.au)>  
To: "OLG - Griffith City Council" <[admin@griffith.nsw.gov.au](mailto:admin@griffith.nsw.gov.au)>  
Cc: "Steven Parisotto" <[Steven.Parisotto@griffith.nsw.gov.au](mailto:Steven.Parisotto@griffith.nsw.gov.au)>  
Date: 29/01/2019 10:57 AM  
Subject: Notice of Section 4.55(1A) Modification - De Bortoli Winery

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Hi there,

Please see attached.

Any queries please don't hesitate to get in touch.

Kind regards,

**Olivia Hirst**

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Industry Assessments  
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[attachment "Notice of Modification De Bortoli Winery.pdf" deleted by Steven Parisotto/Griffith City Council]

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