

## Deana Burn

---

**From:** Andre Vernez <Andre.Vernez@shoalhaven.nsw.gov.au>  
**Sent:** Thursday, 11 October 2018 4:22 PM  
**To:** Deana Burn  
**Cc:** Cathy Bern; James Bonner  
**Subject:** Shoalhaven Starches Modification 16 - Construct New Specialty Product Processing Facility, Gluten Dryer & Other Associated Works - COMMENTS FROM SHOALHAVEN CITY COUNCIL  
**Attachments:** Shoalhaven Water Notice - 3A07-1008 - N9 (MOD16).PDF

Dear Deana,

Thank you for allowing an extension in time to provide comment on the abovementioned application.

Please find below comments from Shoalhaven City Council in relation to Shoalhaven Starches Modification No. 16 (Construct a new specialty product processing facility, gluten dryer and other associated works). In summary, Council has no objection in principle subject to the following advice being considered. Comments have been segregated relating to the relevant sections of Council.

### Modification No. 16

#### Traffic & Transport Comments/Requirements:

1. This application proposes to relocate 26 existing off-street car parking spaces from the BOC site to the east to accommodate the new indoor HV substation. The drawings accompanying the application do not show which spaces will be relocated and which will remain. The drawings do not provide any indication of car park space dimensions or the width of circulating aisles. Unless spaces are marked, maximum capacity is not achieved as cars are parked at different angles and wider apart. The Department has previously adopted Council's recommendation that the proponent delineate parking spaces using plastic disc markers or paint to achieve maximum parking capacity.

The following will need to be addressed:

- a. Scale drawing(s) of the BOC carpark will need to be provided to demonstrate which of the existing car parking spaces will be relocated and which spaces will remain.
- b. The car parking at the BOC site is to be designed to comply with the parking space and aisle dimensions outlined in AS2890.1 (Parking facilities – Part 1: Off-street car parking) and AS2890.2 (Parking facilities – Part 2: Off street commercial vehicle facilities).
- c. Given that the carpark changes appear to be permanent, it is Council's preference that the BOC carpark be paved with a sealed all-weather surface.
- d. Regardless of whether this is achieved, each of the parking spaces at the BOC site are to be delineated with plastic disc markers or paint, or with any alternative agreed with Shoalhaven City Council.
- e. Work as executed drawings for the BOC carpark work are to be provided to Council within three (3) months of completion of the BOC carpark works.
- f. Given the extent of the construction activities proposed as part of this application, Council requests the Department consider a condition requiring Shoalhaven Starches to sweep dirt and debris off both carriageways (in both directions) of Bolong Road across the Shoalhaven Starches frontages to Bolong Road at three (3) monthly intervals for the duration of the construction activities. Such a condition could be

included in part of any condition relating to a Construction Management Plan or Construction Traffic Management Plan requirements.

**Environmental Health Comments/Requirements:**

2. As this application involves a scheduled activity, the Environmental Protection Authority (EPA) will regulate the technical production and condition accordingly.

It is noted that the requirements for cooling towers have recently changed and previous advice from Council should be updated to refer to the Public Health Amendment (Legionella Control) Regulation 2018.

**Flooding Comments/Requirements:**

3. As indicated in Table 3.1 of the submitted flood compliance report, an updated flood management plan is required to ensure the safety of personnel, to minimise flood damages and to assist recovery. In addition, the plan should demonstrate that the development will not unduly increase the dependency on emergency services.
4. A Structural Engineers report needs to be submitted to demonstrate that the developments are capable of withstanding flooding in accordance with requirements of Chapter G9, Shoalhaven Development Control Plan 2014.

**Shoalhaven Water Comments/Requirements:**

5. Council's Shoalhaven Water provides the attached Notice.

**Building Comments/Requirements:**

6. The owner is to supply Council with a Final Safety Certificate for the fire safety measures specified in the Fire Safety Schedule. The fire safety measures must be implemented or installed in the building prior to its occupation. The building must not be occupied without a final Fire Safety Certificate being issued and a Final or Interim Occupation Certificate being issued.

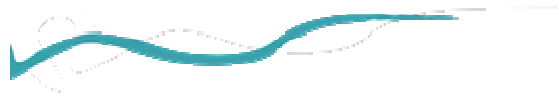
At least once in every twelve-month period an annual Fire Safety Statement is to be submitted to Council and to the Fire Commissioner of the NSW Fire and Rescue, Fire Safety Division in relation to the fire safety measures listed in the Fire Safety Schedule.

Should you have any questions in relation to the above please give me a call.

Regards,

**Andre Vernez**  
**Senior Development Planner**  
Shoalhaven City Council

02 4429 5210  
Bridge Rd (PO Box 42) Nowra NSW 2541  
[andre.vernez@shoalhaven.nsw.gov.au](mailto:andre.vernez@shoalhaven.nsw.gov.au)  
[www.shoalhaven.nsw.gov.au](http://www.shoalhaven.nsw.gov.au)



This message may contain both confidential and privileged information intended only for the addressee named above.

If you have received this email in error, please notify the sender immediately then destroy the original message.