

Andre Vernez

From: Andre Vernez
Sent: Monday, 25 October 2021 6:58 PM
To: Thomas.Bertwistle@planning.nsw.gov.au
Subject: HPECM: Shoalhaven Starches Gas Pipeline Project Modification 1 - Relocation of Gas Pressure Reduction Station and Associated Pipeline within Packing Plant Site and Increase Diameter of Pipe - COMMENTS FROM SHOALHAVEN CITY COUNCIL ON REQUEST FOR ADVICE

Importance: High

Record Number: D21/458558

Dear Thomas,

Please find below technical comments from Shoalhaven City Council on the Request for Advice in relation to Shoalhaven Starches Gas Pipeline Project Modification No. 1 (Relocation of Gas Pressure Reduction Station and Associated Pipeline within Packing Plant Site and Increase Diameter of Pipe).

MODIFICATION NO. 1

1. It is noted that the proposed new location of the Gas Pressure Reduction Station (GPRS) and surrounding fence appears to be located near or over Lot 1 DP 538289 (known as Bolong Road, Bomaderry), which is owned by Shoalhaven City Council for the purpose of a sewer pump station. If the proposed modification is to impact this land, it is unclear whether the consent of Council has been obtained.

Natural Resources & Floodplain Comments/Requirements:

2. The property is within the high hazard floodway / flood storage zone with a 2050 scenario Flood Planning Level of 6.2m AHD.

The proposed development has been assessed as Type C "Commercial / Industrial / Agricultural Buildings / Retail" land use type in accordance with Schedule 1 of Chapter G9 of SDGP 2014. The proposed development complies with the requirements of this chapter.

Construction of the Gas Pressure Reduction Facility (GPRF) should have negligible impact on flooding as the plant is constructed on piers. The structure is largely open sided, so the loss of temporary floodplain storage or conveyance would be minimal. The increase in diameter of the pipe will have no impact on flooding as the pipe will be located underground.

3. The following conditions of consent are recommended.

Flooding – Construction Certificate Requirements within Flood Prone Land

Prior to the issue of a Construction Certificate, a professional engineer, (as defined in the National Construction Code) must submit to the satisfaction of the Certifier, certification that the following items have been detailed on the construction drawings:

- a) Any proportion of the structure below the Flood Planning Level (FPL) must be built from flood compatible materials.
- b) All electrical installations must be constructed above the FPL or be able to be isolated prior to a flood event.
- c) The location of all hazardous substances are located at or above the 1% Annual Exceedance Probability (AEP) Flood Level.
- d) A flood evacuation plan must be prepared to ensure permanent, fail-safe, maintenance-free measures are incorporated in the development to ensure that the timely, orderly and safe evacuation

of people is possible from the area and that it will not add significant cost and disruption to the community or the SES. This plan is to consider for pre-flood event planning the use of Flood Warning Products available from the Bureau of Meteorology.

Flooding – Construction Certificate Structural Soundness Requirements within Flood Prone Land

Prior to the issue of a Construction Certificate, a professional engineer, (as defined in the National Construction Code) must submit to the satisfaction of the Certifier, certification that the building and associated structure(s):

- a) Can withstand forces of floodwaters including debris and buoyancy forces up to a 1% Annual Exceedance Probability (AEP) flood event.
- b) Will not become floating debris during a 1% AEP flood event.

Shoalhaven Water Comments/Requirements:

- 4. Any comments/requirements from Shoalhaven Water will be provided under separate cover as soon as possible.

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

Regards,

Andre Vernez

Senior Development Planner

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