

Pragya

Had a look through the draft SEARs and provide the following comments:

- Site is zoned E4 General Industry. While the use is not identified in the zone there is under 'permitted with consent' any other development not specified in Item 2 or 4.
- No natural resources mapped for the site (ie dryland salinity, high soil erosion)
- No biodiversity mapped for the property – has been a grazing property for many years. The need for a biodiversity study seems to be unnecessary.
- Affected by groundwater vulnerability
- No heritage items at the site
- Transport routes to the site for all heavy vehicles (not just OD vehicles) on local road network. Local roads need to be fit for purpose prior to construction commencing, maintained throughout the construction phase and returned to pre-construction standard after the facility becomes operational
- Landscaping details incorporate species which are endemic to the local area
- The EIS should include an assessment against the *Yass Valley Settlement Strategy* (endorsed by both Council and DPH&I), *Community Enhancement Fund Policy* (contribution based on 1% of the capital cost and administered by Council) and Council's *Development Control Plan*
- If approved, the project is to be commenced within 5 years of a Consent being issued and completed within 5 years of commencement
- The DPH&I hold a public hearing locally (ie in each LGA) as part of the assessment process

Chris Berry | Chief Executive Officer | **Yass Valley Council**

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