

Mr D Mooney
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Dear Sir

DA53/97 MOD 5 – COMMENTS ON MODIFICATION APPLICATION AND ENVIRONMENTAL ASSESSMENT – BAIADA RENDERING PLANT

Ref: DL/LF13650

Council officers have reviewed the relevant documentation for the subject proposal and now provide the following comments:

Stormwater Management

The Stormwater Management Plan provided as Appendix 2 is proposing a detention basin that controls post developed flows to pre-developed flows across the range 1 in 1 to 1 in 100 year ARI events. This satisfies our current Engineering Design Guidelines for Subdivisions and Developments and is above the current consent requirement (Condition 26 - DA53/97) which only requires that "Provisions for the control of stormwater from the site shall be designed so that the rate of discharge from the site for a 1 in 20 year rainfall event is not greater than the discharge which would flow from the undeveloped land."

Hence it would be beneficial to Council and downstream property owners if condition 26 is modified to reflect the requirements of Council's current Engineering Design Guidelines for Subdivisions and Developments.

The suggested modification to the consent conditions is:

Provisions for the control of stormwater from the site shall be designed so that the rate of discharge from the site across the range 1 in 1 year to 1 in 100 year rainfall events is not greater than the discharge which would flow from the undeveloped land for each event.

Waste Water Treatment

It is noted that the existing waste water treatment plant will remain in use and has been designed to accommodate a flow of 250KL/day. The Environmental Assessment report (page 20) also indicates that the provider of the replacement rendering equipment has confirmed:

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“ the quality of the raw waste water generated by the new rendering lines will be in the order of 5% cleaner than that which is currently being delivered to the on-site treatment plant.”

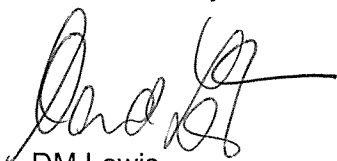
On this basis Council confirms that no additional conditions are warranted regarding waste water treatment.

Odour and Noise

Council considers that the Environmental Assessment report adequately addresses the potential impacts of the replacement rendering plant, in particular noise and odour impacts, and have noted that the report indicates that potential noise emissions are within the limits prescribed under the existing Environmental Protection license and that the new plant will have a higher level of odour capture (point source collection) than the old plant.

Thank you for the opportunity to comment on the subject proposal.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DM Lewis', with a long horizontal flourish extending to the right.

DM Lewis

Development and Approvals Manager

Contact: (02) 6767 5550

17 December 2013