

Info

From: Stephen Richardson
Sent: Thursday, 21 December 2017 2:17 PM
To: Toni Wearne
Subject: FW: Proposed Modification Application, MP06_0228 Shoalhaven Starches Expansion Project, Proposed Use of the Former Paper Mill Site, 340 Bolong Road Bomaderry

From: Deana Burn [mailto:Deana.Burn@planning.nsw.gov.au]
Sent: Thursday, 28 September 2017 4:04 PM
To: Stephen Richardson <Steve@cowmanstoddart.com.au>
Cc: Brian Hanley <brian.hanley@manildra.com.au>; John Studdert <John.Studdert@manildra.com.au>; Matthew Handicott <Matthew.Handicott@manildra.com.au>; John Bishop <John.Bishop@manildra.com.au>
Subject: Re: Proposed Modification Application, MP06_0228 Shoalhaven Starches Expansion Project, Proposed Use of the Former Paper Mill Site, 340 Bolong Road Bomaderry

Hi Stephen

I have reviewed the attached Scoping Submission for the proposed use of the former Shoalhaven Paper Mill for storage of material and products associated with the Shoalhaven Starches factory.

The issues you have identified including noise, flooding, traffic and riverbank stability should be assessed in your modification application. You will also need to identify the land parcels that you are seeking to include in project approval 06_0228 as part of the application.

The Department has no further issues for assessment.

Regards

Deana.

Deana Burn
Planner, Industry Assessments
Ph: 9274 6453

From: Stephen Richardson <Steve@cowmanstoddart.com.au>
Sent: Wednesday, 6 September 2017 5:05:57 PM
To: Deana Burn; Chris Ritchie

Cc: Brian Hanley; John Studdert; Matthew Handicott; John Bishop

Subject: Proposed Modification Application, MP06_0228 Shoalhaven Starches Expansion Project, Proposed Use of the Former Paper Mill Site, 340 Bolong Road Bomaderry

Dear Chris and Deana,

As the Department are aware the Manildra Group of Companies, which Shoalhaven Starches form part, have acquired the former Australian Paper Mill site located at 340 Bolong Road Bomaderry.

Shoalhaven Starches Pty Ltd intend to utilise the former Paper Mill site in conjunction with their factory operations located further west at 160 Bolong Road Bomaderry. Essentially Shoalhaven Starches seek to utilise the former Paper Mill site for:

- The use of the existing buildings on the site for the storage of finished product, as well as engineering plant.
- The use of existing storage tanks for the storage of syrups.
- The use of external areas on the site to lay down plant and materials that are to be used in the construction of approved projects on the Shoalhaven Starches factory site as well as temporary and overflow shipping container storage.
- The use of existing administrative buildings for office staff.
- The use of workshop areas for maintenance purposes.

Shoalhaven Starches intend to lodge a Modification Application to the Shoalhaven Starches Expansion Project (MO06_0228) to enable this use to occur. Attached to this email is a brief scoping submission that; outlines the proposed modification to the above approved project and issues that such a modified proposal will raise and which should be addressed in any Modification Application. Such is provided to assist the Department in framing any requirements that it may have for this Modification Application submission.

If you require any clarification in connection with this matter please do not hesitate to contact me.

Regards

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Info

From: Stephen Richardson
Sent: Thursday, 21 December 2017 2:17 PM
To: Toni Wearne
Subject: FW: Proposed Modification to Project Approval MP06_0228 (Use of Former Paper Mill Site), Shoalhaven Starches Expansion Project, Bolong Road, Bomaderry

From: Andre Vernez [mailto:Andre.Vernez@shoalhaven.nsw.gov.au]
Sent: Friday, 3 November 2017 11:43 AM
To: Stephen Richardson <Steve@cowmanstoddart.com.au>
Subject: Proposed Modification to Project Approval MP06_0228 (Use of Former Paper Mill Site), Shoalhaven Starches Expansion Project, Bolong Road, Bomaderry

Dear Steve,

Please find below comments from Shoalhaven City Council in response to your email dated 6 September 2017, in relation to Shoalhaven Starches proposed modification to Project Approval MP06_0228, to use the former Paper Mill site at Lot A DP 384559 and Lot 1 DP 130968 (340 Bolong Road) in conjunction with their current factory operations at 160 Bolong Road. It is acknowledged that the site is to be used for:

- The use of the existing buildings on the site for the storage of finished product, as well as engineering plant;
- The use of existing storage tanks for the storage of Distilled Condensed Syrup (DCS);
- The use of external areas on the site to lay down plant and materials that are to be used in the construction of approved projects on the Shoalhaven Starches factory site as well as temporary and overflow shipping container storage;
- The use of existing administrative buildings for office staff; and
- The use of workshop areas for maintenance purposes.

In summary, Council does question whether this proposal would be a modification of the original approval or rather a new project in its own right, in accordance with the provisions of section 75W of the Environmental Planning and Assessment Act 1979. However, Council has no objection in principle to the proposal subject to the following advice being considered. Comments have been segregated relating to the relevant sections of Council. It is noted that the EPA is expected to have a role to play in this as well and accordingly, no reference is made to issues which would be covered by that Agency.

Traffic & Transport Comments/Requirements:

1. A Traffic Impact Assessment (TIA) is required and should include an analysis of the following:
 - a) Consistency with current traffic and transport requirements associated with other approved and pending Modifications;
 - b) A parking analysis to ensure that sufficient parking/hard storage is provided on site to cater for all intended uses, including office and other staff uses, storage of shipping containers and storage of other plant and materials;
 - c) The TIA should also identify what changes there will be, if any, to the number, frequency, length and times of trains as a result of this proposal;
 - d) The TIA should review current and proposed traffic impacts at the access point, how these conditions may have changed since the Paper Mill provided the current right and left turn treatments on Bolong Road, and review the adequacy of the current treatments against AUSTROADS guidelines, noting Council's view that the Highway upgrades are unlikely to significantly change traffic volumes on Bolong Road; and

- e) In reviewing the proposed traffic movements at the access point, the TIA should examine the likely traffic movements outside of daylight hours and review adequacy against AS1158 for lighting improvements at the access.

Environmental Health Comments/Requirements:

- 2. A Noise Impact Assessment is required with regard to the use of noise generating machinery and equipment.
- 3. As no excavation works appear to be proposed, a Site Contamination Assessment will not be required.
- 4. With regard to the storage of DCS, the licence that used to be associated with this site was surrendered when the Paper Mill closed and final works were conducted to remediate the site as per the licence conditions.

Pending comments from the Environmental Protection Agency (EPA), consideration should be given to the possibility that the storage of the DCS at this site will come under the existing licence for Shoalhaven Starches (i.e. storage of product made at their existing plant).

In the case that the EPA does not consider the storage of the DCS at this site an extension of the existing licence, a plan of the proposed storage area and management of this area should be submitted.

Flooding Comments/Requirements:

- 5. This site is categorised as high hazard floodway and the proposal is located predominantly at high hazard floodway including high hazard flood storage. A detailed flood assessment report is required on how the proposal will achieve all relevant objectives, performance criteria and/or acceptable solutions of Shoalhaven Development Control Plan 2014, as prescribed in Section 5.1 and 5.2 (if filling is proposed) of Chapter G9. Particular attention is required to the change of land use (if any) as the proposal involves use of an existing facility.
- 6. Given the proposed riverbank stability works adjacent to Shoalhaven River, the following will need to be submitted:
 - a) Plans confirming the location and detailed design of stabilisation works;
 - b) The flood assessment report with:
 - i. A hydraulic impact assessment report to prove that the proposal will not increase flood hazard or flood damage to other properties or adversely affect the flood behaviour for a 5% AEP up to a 1% AEP flood event; and
 - ii. An appropriate consulting engineers report for earthworks (if earthwork is proposed) with a length of more than 20m and that these earthworks will not increase flood hazard, flood damage or adversely affect other properties for a 5% AEP up to the PMF scenario.
 - c) An Acid Sulfate Soils (ASS) Management Plan.

Shoalhaven Water Comments/Requirements:

- 7. Only domestic waste from the administrative/office activities are to be disposed of at the Bomaderry Wastewater Treatment Plant (via septic pump out). Any industrial trade waste from the proposed mechanical activity, or any other type of activity, is to be separated and taken to the Manildra Wastewater Treatment Plant.

Building Comments/Requirements:

- 8. It is assumed that the application will be referred to NSW Fire & Rescue for comment.

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

Regards,

Andre Vernez
Senior Development Planner
Shoalhaven City Council

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