

## Deana Burn

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**From:** Andre Vernez <Andre.Vernez@shoalhaven.nsw.gov.au>  
**Sent:** Monday, 5 March 2018 3:31 PM  
**To:** Deana Burn  
**Cc:** Cathy Bern  
**Subject:** Shoalhaven Starches Modification 14 - Use of Former Paper Mill Site in Conjunction with Shoalhaven Starches Factory Operations - COMMENTS FROM SHOALHAVEN CITY COUNCIL  
**Attachments:** Shoalhaven Water Notice - 3A07-1008 - N7 (MOD 14).PDF  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Deana,

Please find below comments from Shoalhaven City Council in relation to Shoalhaven Starches Modification No. 14 (Use of Former Paper Mill Site, 340 Bolong Road, Bomaderry). 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 subject to the following advice being considered. Comments have been segregated relating to the relevant sections of Council.

### MODIFICATION NO. 14

#### Traffic & Transport Comments/Requirements:

1. The Traffic Impact Assessment (TIA) prepared by ARC Traffic & Transport is quite comprehensive and provides adequate points in support of the development.

The main concern regards possible future use of the driveway outside daylight hours. It is acknowledged and outlined in the TIA that the use of the driveway outside daylight hours is NOT proposed as part of the current development. However, if the driveway was to be used outside daylight hours, then it would be difficult for Council to monitor and for appropriate action to be taken without an enforceable Condition of Approval being in place.

It should be noted that no objections are raised to the use of the driveway outside daylight hours, however, for this to occur, there will be a need for the applicant to review the adequacy of the street lighting at this access point against Australian Standard AS1158 'Lighting for roads and public spaces'.

The following are recommended for consideration in any Conditions of Approval:

- (a) Limit the hours of operation of the driveway intersection with Bolong Road to daylight hours only (i.e. not dawn, dusk or night); and
- (b) Should the Proponent desire to use the driveway intersection with Bolong Road outside daylight hours (i.e. not dawn, dusk or night), then the applicant is to review lighting standards for the driveway intersection of the former Paper Mill site with Bolong Road against Australian Standard AS1158 'Lighting for roads and public spaces'. In addition, the Proponent is to fund and implement any changes to the lighting infrastructure in order to comply with this Standard, in consultation with and to the satisfaction of Shoalhaven City Council.

[Note that Council is responsible for funding the cost of electricity consumption of street lights on the public road network and would therefore want input into the design in regards to issues such as the types and number of street lights so as to ensure costs are contained].

## **Flooding Comments/Requirements:**

1. It is understood that the use of external areas on the site is for plant and materials that are to be used in the construction of approved plant on the factory site as well as temporary and overflow shipping container storage.

The flood compliance report satisfies the flood provisions of Chapter G9, Shoalhaven Development Control Plan 2014.

The following are recommended for consideration in any Conditions of Approval:

- (a) A flood evacuation plan needs to be submitted to ensure that the timely, orderly and safe evacuation of people is possible. If a flood evacuation plan is already available, it needs to be updated by adding the following information:
  - i. A trigger level for evacuation needs to be set by the applicant.
  - ii. Emergency contact number lists and warning signs such as not to drive across water needs to be displayed at visible locations.
- (b) An appropriate consulting engineer's report that the plant and storage containers will not become floating debris during a 1% AEP flooding scenario.
- (c) The Proponent needs to demonstrate that there is an area where hazardous and valuable goods can be stored above the 1% AEP flood level (5.0m AHD).
- (d) All electrical installations are to be above Flood Planning Level (5.5m AHD).
- (e) Damage to the product and equipment is to be considered in the updated Shoalhaven Starches flood plan, as stated in the flood compliance report.
- (f) The development must ensure compliance with the flood compliance report (Annexure 5) prepared by WMA Water Pty Ltd.

## **Shoalhaven Water Comments/Requirements:**

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

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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