

Deana Burn

From: Andre Vernez <Andre.Vernez@shoalhaven.nsw.gov.au>
Sent: Monday, 23 April 2018 3:15 PM
To: Deana Burn
Cc: Cathy Bern; James Bonner
Subject: Shoalhaven Starches Modification 15 - Construct a Carbon Dioxide (CO₂) Plant at the Former Dairy Farmers Complex - COMMENTS FROM SHOALHAVEN CITY COUNCIL
Attachments: Shoalhaven Water Notice - 3A07-1008 - N8 (MOD 15).pdf

Dear Deana,

Please find below comments from Shoalhaven City Council in relation to Shoalhaven Starches Modification No. 15 (Construct a carbon dioxide (CO₂) plant at the former Dairy Farmers complex which forms part of the Shoalhaven Starches factory). 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. 15

Development Engineering Comments/Requirements:

1. The Traffic Impact Assessment and plans indicate and show that B-Double trucks are going to access the site through the building. The submitted turning path plan shows the B-double truck also hitting the building between the roller door access points. Refer to the images below, which also show that the southern side of the building is for exit only.



The following concerns will also need to be addressed:

- a. Clarification is required as to whether the development needs the B-Double trucks to enter the building other than for manoeuvring reasons.
- b. During Council's inspection of the site numerous semi-trailer tanker trucks were parked at the rear southern side where the B-Doubles are proposed to access the site. The submitted turning path plan also shows these tankers. The proposed location for parking of these tankers needs to be confirmed.
- c. The existing approved tear drop access/exit point onto Bolong Road is not a mountable island so access around the building from Bolong Road to the western side could be a difficult manoeuvre to achieve, as shown in the image above.

Environmental Health Comments/Requirements:

2. No waste water report was provided, only a statement from the site manager stating that the existing system will handle an increase in volume. It is recommended that more information be provided to support this claim.
3. The following conditions of consent are recommended:
 - a. *Air Cooling Tower*

The proposed cooling tower needs to be registered and maintained in accordance with the Public Health Act 2010. In this regard notification of installation of a cooling tower must be made within one (1) month of installation.

- b. *Acid Sulfate Soils*

An acid sulfate soil management plan be prepared for the project prior to the issue of the Construction Certificate. The plan must be prepared in accordance with the relevant sections of the 1998 ASS Manual prepared by ASSMAC.

c. *Contamination*

A remediation action plan must be provided for works along the western section of the pipeline in the vicinity of the former farmhouse.

Flooding Comments/Requirements:

4. The proposal is located within a high hazard floodway and high hazard flood storage area. A detailed flood compliance assessment is required on how the development will achieve all relevant objectives, performance criteria and/or acceptable solutions of Shoalhaven Development Control Plan 2014, as prescribed in sections 5.1 and 5.2 of Chapter G9, taking the flood affectation of individual lots into account.

Shoalhaven Water Comments/Requirements:

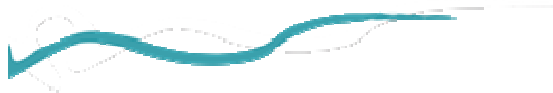
5. Council's Shoalhaven Water provides the attached Notice.

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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