

ANNEXURE 1

Requirements for EA

**issued by the Department of Planning
and Shoalhaven City Council**

**Lot 1 DP 838753 (No. 160), Lot 241 DP 1130535 (No. 171)
and Lot 143 DP 1069758 (220), Bolong Road, Bomaderry**

Info

From: Stephen Richardson
Sent: Monday, 26 February 2018 12:13 PM
To: Info
Subject: FW: Proposed CO2 Plant at the Shoalhaven Starches site (Former Dairy farmers Factory Site) by Supagas

From: Deana Burn [mailto:Deana.Burn@planning.nsw.gov.au]
Sent: Thursday, 28 September 2017 10:58 AM
To: Stephen Richardson <Steve@cowmanstoddart.com.au>
Cc: anthonygstalter@supagas.com.au; erol@supagas.net.au; Brian Hanley <brian.hanley@manildra.com.au>; John Studdert <John.Studdert@manildra.com.au>
Subject: Re: Proposed CO2 Plant at the Shoalhaven Starches site (Former Dairy farmers Factory Site) by Supagas

Hi Stephen

Thank you for the scoping submission for the proposed CO2 plant on the former Dairy Farmers site at the Shoalhaven Starches factory.

I note the issues you have identified for assessment for the modification application, including:

- hazards
- air quality and odour
- noise
- flooding
- traffic
- visual
- waste and wastewater

I also note you intend to consult with the EPA, Council and the Office of Water in relation to the modification.

The assessment issues you have identified are comprehensive and the Department has no further issues requiring assessment for this application.

Regards

Deana.

Info

From: Stephen Richardson
Sent: Monday, 26 February 2018 12:12 PM
To: Info
Subject: FW: Proposed Modification to Project Approval MP06_0228 (Construct Carbon Dioxide Plant), Shoalhaven Starches Expansion Project, Bolong Road, Bomaderry

From: Andre Vernez [mailto:Andre.Vernez@shoalhaven.nsw.gov.au]
Sent: Friday, 3 November 2017 11:37 AM
To: Stephen Richardson <Steve@cowmanstoddart.com.au>
Subject: Proposed Modification to Project Approval MP06_0228 (Construct Carbon Dioxide Plant), Shoalhaven Starches Expansion Project, Bolong Road, Bomaderry

Dear Steve,

Please find below comments from Shoalhaven City Council in response to your email dated 14 August 2017, in relation to Shoalhaven Starches proposed modification to Project Approval MP06_0228, to construct a Carbon Dioxide (CO₂) Plant adjacent to the former Dairy Farmers factory site at Lot 143 DP 1069758 (220 Bolong Road). The Plant is to be established so as to take the CO₂ from the Shoalhaven Starches operations and to then process this gas to food grade quality for the food and beverage market.

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 will 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 is required.

Environmental Health Comments/Requirements:

2. Shoalhaven Starches operates under Environmental Protection Agency (EPA) Licence 883 and the following potential environmental impacts have been identified:
 - Air Quality (and Odours);
 - Noise;
 - Acid Sulfate Soils (ASS), and
 - Site Contamination;
 - Cooling Towers

With regard to air quality, an Air Quality Impact Assessment to ensure compliance with the Air Quality Standards is required to be undertaken for the proposal. With regard to noise, it is proposed that an Environmental Noise Impact Assessment will be submitted to demonstrate how the proposal will satisfy noise limits. Investigations are proposed to ascertain the existence of ASS and the need for an ASS Management Plan. Requirements are also outlined for a Phase 1 – Site Contamination Assessment.

With regard to air conditioning/cooling towers, these must be registered with Council. Previously the following conditions were recommended:

- a) *The air handling system and cooling tower shall be designed, installed and maintained in accordance with the requirement of the Public Health Act 1991 (Part 4 Microbial Control) and Regulations. Further, the air handling system cooling tower shall be designed, installed in accordance with Australian Standard AS3666.1:1995 Air handling and water systems in building - microbial control and shall be maintained in accordance with Australian Standard AS3666.2:1995 Air handling and water systems in building - microbial control - operation and maintenance.*
- b) *It is legally incumbent on the occupier of the premises to notify the Local Authority (Council) of any changes necessary to update the Register of Premises with Regulated Air Handling Systems installed on them.*
- c) *All waste water from the cooling tower/humidifier/evaporative cooler/warm water system shall be discharged to sewer under a Trade Waste Agreement with Shoalhaven Water.*

Note: The conditions above may be subject to changes in legislation/regulations.

Flooding Comments/Requirements:

- 3. This site is categorised as high hazard floodway and the proposal is located partially at high hazard floodway and partially at 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 of Chapter G9.

Shoalhaven Water Comments/Requirements:

- 4. No additional requirements for this proposal. However, it should be noted the Dairy Farmers site is connected to Council's sewerage scheme via a private sewer pump station. Waste is to be sent to the Manildra Wastewater Treatment Plant, and no connection to the existing internal sewer, which discharges to the private sewer pump station, will be permitted without trade waste approval by Shoalhaven Water.

Building Comments/Requirements:

- 5. 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

02 4429 5210
Bridge Rd (PO Box 42) Nowra NSW 2541
andre.vernez@shoalhaven.nsw.gov.au
www.shoalhaven.nsw.gov.au



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