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16 October, 2018

Our ref: 17/96

Deana Burn
Industry Assessments
NSW Department of Planning & Environment
Deana.Burn@planning.nsw.gov.au

Dear Deana

**RE: SHOALHAVEN STARCHES EXPANSION PROJECT (MP06_0228 MOD 16)
PROPOSED NEW SPECIALTY PRODUCT PROCESSING FACILITY, NEW GLUTEN
DRYER AND OTHER ASSOCIATED WORKS
RESPONSE TO SUBMISSIONS**

I refer to your emails attached to which are submissions from a range of government agencies in relation to the above Modification Application (Mod 16). Our firm has been engaged by Shoalhaven Starches to prepare this submission in response to the matters raised by the government agencies in relation to this Modification Application. It is understood that no public submissions have been made in relation to this Modification Application.

1.0 Environment Protection Authority (EPA)

The EPA in an email dated 26th July 2018 raised the following matters that require to be addressed:

Air Quality Impact Assessment

An initial review by the EPA's Air Technical Advice Unit identified that the following matters need to be addressed/detailed in the air quality impact assessment/EA:

- *Provide manufactures' design specifications or performance guarantees for new discharge points, specifically the coal fired boiler;*
- *Demonstrate the discharge points (specifically the coal fired boiler) will comply with emission discharge concentrations contained in the Protection of the Environment Operations (Clean Air) Regulation 2010;*
- *Benchmark the proposed new discharge points (specifically the coal fired boiler), against Best Management Practice to demonstrate all reasonable and feasible*

emission controls are proposed. The Benchmarking should consider, but not be limited to:

- *Proposed combustion equipment;*
- *Proposed fuel quality; and*
- *Proposed pollution control equipment.*

Comment

These issues were addressed in a supplementary submission prepared by GHD dated 21st September 2018 and which was emailed to the Department on the 25th September.

Irrigation Management of Treated Wastewater

Initial review of the EA identified that MOD 16 will result in an increase in the generation of wastewater requiring treatment and disposal at the Shoalhaven Starches premises. While the EA contained information regarding the capacity of the current wastewater treatment plant to handle and treat the extra volume, it was noted that the EA did not however include any information or assessment regarding the capacity of the irrigation areas at the premises to accommodate/dispose of the proposed extra volume of wastewater.

As such, the EA needs to include a capacity assessment of the irrigation areas, with this including but not be limited to hydraulic, nutrient and salt balances. This necessary assessment should follow the framework provided for by the EPA's Environmental Guidelines – Use of Effluent by Irrigation (DEC 2003), with a copy being available from the EPA's website via the following link: <http://www.environment.nsw.gov.au/resources/water/effguide.pdf>

Comment

This issue was addressed in a report prepared by Glenys Lugg (Shoalhaven Starches Environmental Scientist) and which was emailed to the Department on the 12th October 2018.

2.0 Roads and Maritime Services

The RMS submission dated 25th September 2018 identifies that Bolong Road is a regional classified road managed by Shoalhaven City Council.

In 2015, RMS advise that they reviewed their level of involvement with respect to classified regional roads and determined it more appropriate for councils to consider if proposed access arrangements are acceptable from a network perspective.

Given the above, RMS entrusts Shoalhaven City Council to assess the traffic implications of this application.

Response

The RMS submission does not raise any substantive issues in relation to the Modification Application that requires a response. Traffic issues raised by Shoalhaven City Council are addressed in Section 5.0 of this submission.

3.0 Office of Environment & Heritage (OEH)

The OEH submission dated 8th October 2013 states:

We note that the proposal will have some influence on flood behaviour and as such should be considered in line with the NSW Government's Flood Prone Land Policy as set out in the Floodplain Development Manual (2005). The proposed development is on land within the area covered by Shoalhaven City Council's adopted Lower Shoalhaven Floodplain Risk Management Plan 2008. Shoalhaven City Council is currently reviewing both the Lower Shoalhaven Floodplain Risk Management Plan and the hydrologic and hydraulic modelling of the area, which informs the plan.

In relation to floodplain risk management implications of the proposal, DPE should seek technical advice from Shoalhaven City Council as both holders of flood information and the entity with overall floodplain risk management responsibility for the Shoalhaven River floodplain.

It would also be useful to satisfy both Council's floodplain risk management responsibilities for the area and DPE's determination of future modifications at this site, for Council and DPE to actively collaborate on ensuring that each party's activities appropriately inform those of the other. If there are any complex technical flood issues arising, OEH flooding specialists remain available to assist with targeted advice to both Council and DPE upon request.

Comment

The OEH submission does not itself raise any substantive issues in relation to the Modification Application that requires a response. The OEH response essentially advises the Department to seek technical flooding advice from Shoalhaven City Council. Flooding issues raised by Shoalhaven City Council are discussed in Section 5.0 of this submission.

4.0 Department of Industry (Dol)

The Dol submission dated 11th October 2018 provides the following comments:

DPI Fisheries

Clarification is required of the capacity for the Shoalhaven Starches Environmental Farmland to adequately absorb the increased disposal of effluent via irrigation. Information relating to the potential changes of quantity or quality of run-off entering the Shoalhaven River or its tributaries as a result of increased effluent irrigation should be provided.

Comment

This issue was addressed in a report prepared by Glenys Lugg (Shoalhaven Starches Environmental Scientist) and which was emailed to the Department on the 12th October 2018.

Dol Water

The Department has no concerns with the proposed modifications (MOD16) provided that the previously approved conditions of consent for Major Project 06_0228 continue to apply. The following plans should be updated in accordance with any approval:

- *Erosion and Sediment Control Plan should be updated to reflect any approved modifications and to ensure that the appropriate measures are implemented and maintained during the construction period.*
- *Any modifications affecting the Vegetation Management Plan should ensure the VMP is updated accordance with Department of Industry – Lands and Water's Guidelines for Vegetation Management Plans on Waterfront Lands (2018).*

Appropriate water access licences for any water take must be acquired to reflect the increase in processing.

Comment

Shoalhaven Starches raises no objections to any approval for this Modification including conditions which require the updating of the approved Erosion and Sediment Control Plan and Vegetation Management Plan to reflect the works associated with this Modification Application.

5.0 Shoalhaven City Council

The Shoalhaven City Council submission dated 11th October 2018 raises the following issues:

Traffic & Transport Comments/Requirements:

1. *This application proposes to relocate 26 existing off-street car parking spaces from the BOC site to the east to accommodate the new indoor HV substation. The drawings accompanying the application do not show which spaces will be relocated and which will remain. The drawings do not provide any indication of car park space dimensions or the width of circulating aisles. Unless spaces are marked, maximum capacity is not achieved as cars are parked at different angles and wider apart. The Department has previously adopted Council's recommendation that the proponent delineate parking spaces using plastic disc markers or paint to achieve maximum parking capacity.*

The following will need to be addressed:

- a. *Scale drawing(s) of the BOC carpark will need to be provided to demonstrate which of the existing car parking spaces will be relocated and which spaces will remain.*
- b. *The car parking at the BOC site is to be designed to comply with the parking space and aisle dimensions outlined in AS2890.1 (Parking facilities – Part 1: Off-street car parking) and AS2890.2 (Parking facilities – Part 2: Off street commercial vehicle facilities).*
- c. *Given that the carpark changes appear to be permanent, it is Council's preference that the BOC carpark be paved with a sealed all-weather surface.*
- d. *Regardless of whether this is achieved, each of the parking spaces at the BOC site are to be delineated with plastic disc markers or paint, or with any alternative agreed with Shoalhaven City Council.*
- e. *Work as executed drawings for the BOC carpark work are to be provided to Council within three (3) months of completion of the BOC carpark works.*
- f. *Given the extent of the construction activities proposed as part of this application, Council requests the Department consider a condition requiring Shoalhaven*

Starches to sweep dirt and debris off both carriageways (in both directions) of Bolong Road across the Shoalhaven Starches frontages to Bolong Road at three (3) monthly intervals for the duration of the construction activities. Such a condition could be included in part of any condition relating to a Construction Management Plan or Construction Traffic Management Plan requirements.

Comment

Attached to this submission are plans drawn to scale of the proposed relocated parking spaces on the BOC site. The plans demonstrate the parking spaces will comply with AS2890.1 (Parking facilities – Part 1: Off-street car parking) and AS2890.2 (Parking facilities – Part 2: Off street commercial vehicle facilities).

The current proposal merely seeks to relocate parking spaces. It does not seek to alter the temporary nature of the spaces. Under these circumstances there is no need for these parking spaces to be bitumen sealed as preferred by Council. These parking spaces will be constructed to an all-weather aggregate finish consistent with the existing approved situation.

Shoalhaven Starches raise no objections to a requirements that parking spaces be delineated as suggested by Council.

Shoalhaven Starches raise no objection to a requirement that works-as-executed plans be submitted to Council within 3 months of the completion of these works.

Shoalhaven Starches raise no objection to the Department imposing a condition of consent that requires Shoalhaven Starches to sweep dirt and debris off both carriageways (in both directions) of Bolong Road across the Shoalhaven Starches frontages to Bolong Road at three (3) monthly intervals for the duration of the construction activities.

Environmental Health Comments/Requirements:

2. *As this application involves a scheduled activity, the Environmental Protection Authority (EPA) will regulate the technical production and condition accordingly.*

It is noted that the requirements for cooling towers have recently changed and previous advice from Council should be updated to refer to the Public Health Amendment (Legionella Control) Regulation 2018.

Comment

Council acknowledges that the EPA is the responsible authority for environmental protection licensing under the Protection of the Environment Operations Act. This is discussed in Section 4.5 of the Environmental Assessment that supports this modification application.

Shoalhaven Starches have no objections to the updating of requirements to reflect the Public Health Amendment (Legionella Control) Regulation 2018 in relation to cooling towers.

Flooding Comments/Requirements:

3. *As indicated in Table 3.1 of the submitted flood compliance report, an updated flood management plan is required to ensure the safety of personnel, to minimise flood*

damages and to assist recovery. In addition, the plan should demonstrate that the development will not unduly increase the dependency on emergency services.

4. *A Structural Engineers report needs to be submitted to demonstrate that the developments are capable of withstanding flooding in accordance with requirements of Chapter G9, Shoalhaven Development Control Plan 2014.*

Comment

Shoalhaven Starches raise no objections to conditions being imposed on any approval requiring:

- The updating of the existing flood management plan for the Shoalhaven Starches factory site to reflect the works associated with this Modification Application.
- The submission of a structural engineers report demonstrating works associated with this Modification Application are able to withstand flooding in accordance with requirements of Chapter G9, Shoalhaven Development Control Plan 2014.

Shoalhaven Water Comments/Requirements:

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

Shoalhaven Water request that a detailed water cycle analysis showing all water use (raw, recycled and treated) across the site for current and future operations to Shoalhaven Water for assessment.

Comment

Section 5.2 of the Environmental Assessment details the approximate water consumption rates as a result of the Modification Application as follows:

- Council Treated – 1,725,526 KL p.a;
- Council Raw – 1,875,651 KL p.a;
- Recycled RO – 2,321,314 KL p.a.

According to Shoalhaven Starches there will not be any significant changes to water consumption.

Building Comments/Requirements:

6. *The owner is to supply Council with a Final Safety Certificate for the fire safety measures specified in the Fire Safety Schedule. The fire safety measures must be implemented or installed in the building prior to its occupation. The building must not be occupied without a final Fire Safety Certificate being issued and a Final or Interim Occupation Certificate being issued.*

At least once in every twelve-month period an annual Fire Safety Statement is to be submitted to Council and to the Fire Commissioner of the NSW Fire and Rescue, Fire Safety Division in relation to the fire safety measures listed in the Fire Safety Schedule.

Comment

Shoalhaven Starches raise no objection to condition(s) on any approval requiring;

- the supply to Council of a Final Safety Certificate for the fire safety measures specified in the Fire Safety Schedule;
- that the fire safety measures must be implemented or installed in the building prior to its occupation; and that
- that the building must not be occupied without a final Fire Safety Certificate being issued and a Final or Interim Occupation Certificate being issued.
- at least once in every twelve-month period an annual Fire Safety Statement is to be submitted to Council and to the Fire Commissioner of the NSW Fire and Rescue, Fire Safety Division in relation to the fire safety measures listed in the Fire Safety Schedule.

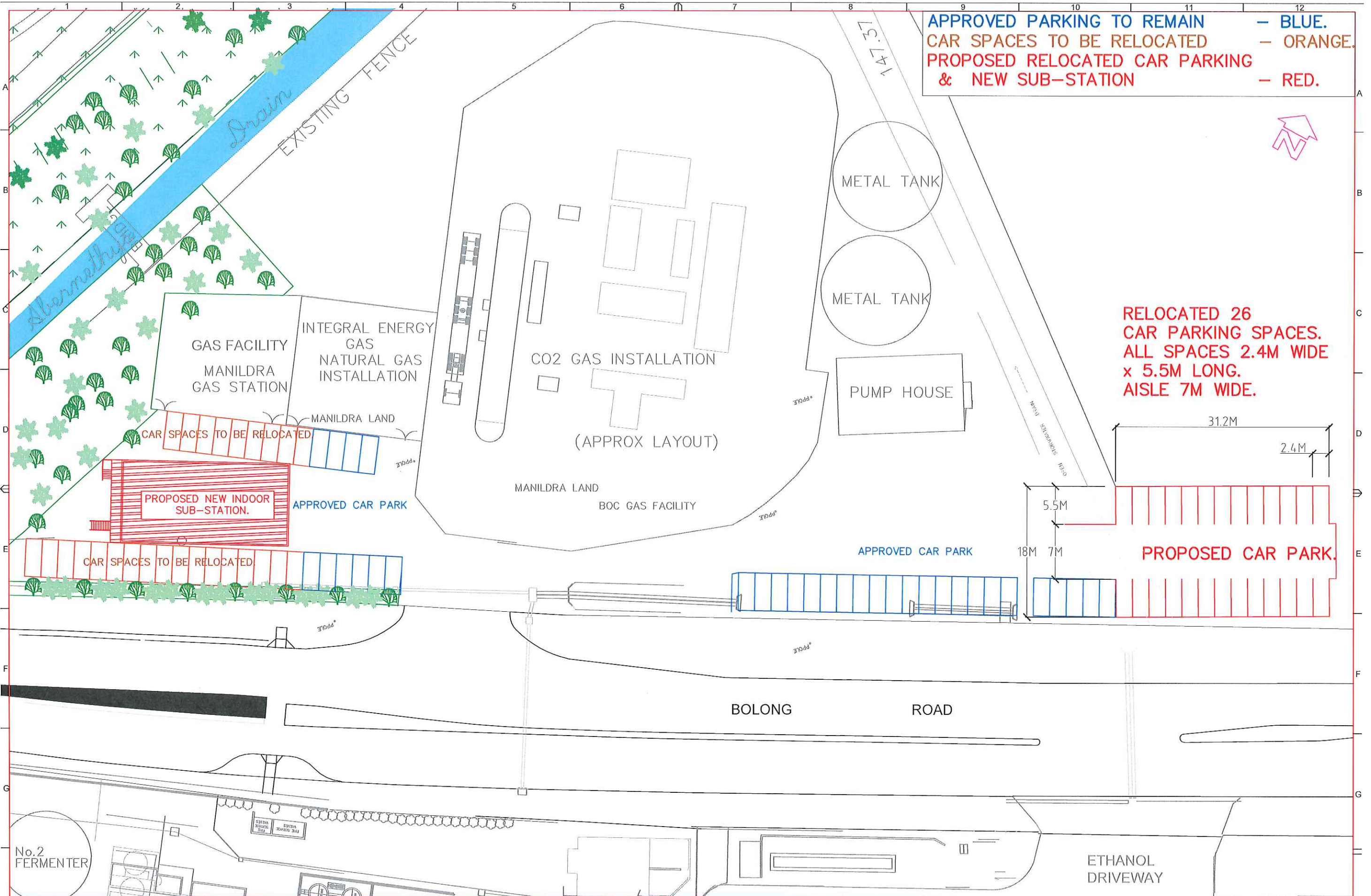
I trust the above responses are of assistance to the Department's consideration of this Modification Application. If you require any further clarification in connection with this submission please do not hesitate to contact me.

Yours faithfully



Stephen Richardson
COWMAN STODDART PTY LTD

Enc.



APPROVED PARKING TO REMAIN — BLUE.
CAR SPACES TO BE RELOCATED — ORANGE.
PROPOSED RELOCATED CAR PARKING & NEW SUB-STATION — RED.

RELOCATED 26 CAR PARKING SPACES. ALL SPACES 2.4M WIDE x 5.5M LONG. AISLE 7M WIDE.

DRG.No. REV		REFERENCE DRAWING		DRG.No. REV		REFERENCE DRAWING		REV ZONE		DETAILS		DRN		DATE		CHKD		APPD		P09 E11 Dimensions added.		P.C. 15/10/18 J.S. S.R.		DRN		DATE		CHKD		APPD		MANILDRA GROUP Commitment to Excellence		DRAWN Paul Curran		DATE 13/01/17		SITE MANILDRA - SHOALHAVEN STARCHES PTY LTD		JOB TITLE PROP.SPEC.PRODUCTS,PROD.DRYER,BOILERS.		DWG TITLE PROPOSED BOC CAR PARKING RELOCATION.		PROJECT No. 6531		DWG No. MN6531-017		SHEET A3		REV. P09	
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