



City Administrative Centre

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COUNCIL REFERENCE:

3A07/1008-05 (D12/23943)

CONTACT PERSON:

John Britton

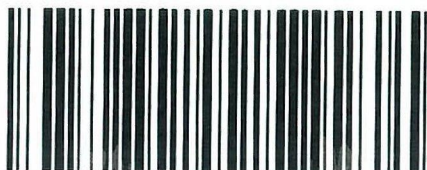
YOUR REF:

7 February 2012

Department of Planning & Infrastructure - Major Project Assessments
GPO Box 39
SYDNEY NSW 2001

Attention: Andrew Hartcher

Dear Sir



PCU030470

**Shoalhaven Starches Bomaderry
Modification Application (MP 06_0228 MOD 2)**

I refer to your letter dated 18 January 2012, seeking comments concerning the proposed modification for works associated with the Shoalhaven Starches Expansion Project. The proposal is to install two additional fermentation tanks to facilitate batch instead of continuous fermentation; and to replace one older high steam-pressure distillation column with three new low steam-pressure distillation columns to improve energy efficiency.

The documents have been reviewed and Council's comments are as follows:

Firstly, in respect of compliance with the approval; Condition 43 requires the submission of a Landscape Plan that provides for screen plantings to minimise visual impacts.

Landscape and Vegetation Management

43. The Proponent shall prepare and implement a Vegetation Management Plan for the project to the satisfaction of the Director-General. This plan must:

- a) be prepared in consultation with DWE and Council and be submitted to the Director-General for approval within 6 months of this approval;*
- b) be prepared in accordance with DWE's Guidelines for Controlled Activities – Vegetation Management Plans; and include:*
 - a Landscape Plan for the project, which identifies screen plantings to minimise visual impacts;*
 - detailed plans and procedures to:-*
 - restore and maintain the waterways and riparian zones of Shoalhaven River, Bomaderry Creek, Abernethy's Creek and Broughton Creek on the site;*
 - manage weeds in the vicinity of the riparian zones;*

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- *integrate works into the proposed landscaping for the rest of the site;*
- *manage impacts on the fauna; and*
- *monitor the performance of the proposed restoration works*

Council is not aware if this has been submitted to the Department for approval. It is noted that there has been no planting carried out.

The location for the proposed condenser structures are on a minimal setback to Bolong Road and this will preclude the use of the existing grassed area for appropriate screen planting. Council requests the Department to consider an alternate location for the structures and to review the compliance issues with Condition 43.

As the Department may appreciate this development is at the northern entrance to the township of Bomaderry and comprehensive landscaping is required to reduce the stark industrial visual impact of the existing and future development.

Secondly, in respect to flooding impacts included as Appendix 5 of the submitted document, Council request that the applicant include an assessment that the additional structures do not impede the ability of staff to evacuate the site in flood emergencies and/or impact adversely on existing residential structures on the flood plain..

If you need further information about this matter, please contact John Britton, Development & Environmental Services Group on (02) 4429 3432. Please quote Council's reference 3A07/1008-05.

Yours faithfully



Tim Fletcher
Director Development & Environmental Services