

**From:** [Andrew Lissenden](#)  
**To:** [Deana Burn](#)  
**Cc:** [Cathy Bern](#)  
**Subject:** Shoalhaven Starches Modification 8 - Proposed Alteration to Existing Flour Mill - COMMENTS FROM SHOALHAVEN CITY COUNCIL  
**Date:** Tuesday, 19 January 2016 2:35:40 PM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image003.png](#)  
[image004.png](#)

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Deana:

Further to your email to Council and our subsequent discussions, please find below comments from Shoalhaven City Council in relation to Shoalhaven Starches Modification No.8 (Proposed Alteration to Existing Flour Mill). In summary, Council has no objection in principle subject to the following conditions/requirements being included in any approval issued. To assist comments have separately been provided below on each specific issue and relate to the new works proposed only.

Flooding Requirements/Conditions:

1. The structural characteristics of all building or work that are the subject of the application should be capable of withstanding flooding in accordance with the requirements of the Council (as detailed in Chapter G9 of the Shoalhaven Development Control Plan 2014).
2. A suitably qualified consulting engineer's report verifying/stating that the new building works can withstand forces of floodwaters including debris and buoyancy forces up to the 0.2% AEP flooding scenario must be provided to the Principal Certifying Authority prior to construction works commencing and a copy provided to Council for their records.
3. Any portion of the building or structure below the Flood Planning Level (FPL) must be built from flood compatible materials and all electrical installations must be above the FPL.
4. Reliable emergency vehicle/pedestrian access is required during 1% AEP event. In absence of acceptable solutions, it needs to demonstrate how this criteria can be met.
5. A flood evacuation plan that has been prepared by suitably qualified person (e.g. risk management person) in accordance with the requirements of Chapter G9 of the Shoalhaven Development Control Plan 2014 and specifically identifies the triggers for evacuation (both during construction and ongoing operation) and any associated actions (e.g. shutting down of plant, people leaving site, protective measures, etc) must be approved by the Principal Certifying Authority and a copy provided to Council (for their records) prior to issue of a Construction Certificate.

Traffic and Car Parking Requirements/Comments:

6. Access points for vehicles servicing the flour mill must be designed for the largest vehicle. If manoeuvring areas for the largest vehicle impact on existing car parking spaces then these spaces must be relocated within the site/in close proximity to the approved development. Details in relation to the above must be approved by the Principal Certifying Authority and a copy provided to Council (for their records) prior to issue of a Construction Certificate.
7. All works within the road reserve/within public land will require a Section 138 Application under the Roads Act to be lodged with Council and approval obtained prior to the commencement of works. The plans supporting this application should be prepared by a suitably qualified practising engineer or surveyor and due to the possibility of problems in crossing the services within the road reserve provide full details of the alignment and levels of all services (Council, Integral Energy, telecommunications, gas or other services).

Stormwater Requirements/Comments:

8. A stormwater management plan showing pipe sizes, pit locations and all associated drainage for the new works must be prepared including details on any pollution control devices.

#### Contamination:

9. All excavated surplus material must be hauled to an approved landfill site. In this regard all soil and/or fill removed from the site shall be classified in accordance with the NSW EPA Environmental Guidelines: Assessment, Classification & Management of Liquid and Non-Liquid Wastes prior to removal from site. Details of disposal locations and associated testing results shall be submitted to Council for approval prior to removal from the site.

#### Acid Sulfate Soils:

10. An Acid Sulfate Soils management plan must be prepared by a suitably qualified person in accordance with the requirements of the Acid Sulfate Soils Assessment Guidelines. Requirements of the plan must be implemented during construction.

#### Exterior Material/Colours:

11. Exterior materials (excluding windows and other glazing) are to be non-reflective and of a texture and colour which blend with the existing surroundings. Metal roofing shall be pre coloured at the manufacturing stage. Zincalume materials shall not be used unless it can be demonstrated that it will not have an adverse impact and/or create a glare nuisance.

#### Construction Waste/Hours:

12. All construction waste must be contained within the site during construction and then be recycled or removed to an authorised waste disposal facility. No waste shall be placed in any location or in any manner that would allow it to fall, descend, blow, wash, percolate or otherwise escape from the site.
13. A condition relating to construction hours (i.e. 6:00/7:00 am to 5:00/6:00 pm Monday to Friday and 8:00 am to 1:00 pm on Saturdays with no works on Sunday and public holidays) for general construction work as well as any required piling works (i.e. 9am to 5pm Monday to Friday, excluding public holidays).

#### Operation:

14. Confirmation from suitably qualified people that prior to operation that applicable requirements/works (e.g. installation of fan silencers that achieve requirements in Section 7.1 of the Day Design Environmental Noise Impact Assessment dated 4 November 2015, addressing/implementing the requirements in Table 1 of the Pinnacle Risk Management Preliminary Hazard Analysis, dated 19 October 2015, etc) detailed in the supporting studies (noise, odour, preliminary hazard analysis) have been implemented and achieve the relevant criteria. Consideration should also be given to requiring the operator to undertake bi-annual testing of applicable measures to ensure that they are meeting applicable requirements on an ongoing basis.
15. A condition should be included that clearly details maximum production that is permissible at the site (i.e. daily and yearly for flour and any associated products produced from by-products associated with this application). Measures should also be incorporated into this condition so as to require the operator to demonstrate compliance with maximum production levels on a yearly basis (i.e. details to be submitted to the Department of Planning and Environment and Council).
16. Ongoing monitoring of all new works associated with odour/air quality and noise should be undertaken.
17. Compliance with the requirements/conclusions in the supporting studies (Traffic Impact Assessment, Air Quality Assessment, Noise Assessment, Preliminary Hazard Analysis, Geotechnical assessment, Noise assessment) subject to other authorities (e.g. NSW EPA, NSW RMS, NSW Office of Water, etc) being satisfied with the recommendations and conclusions reached are satisfactory.
18. Compliance with the commitments contained in Section 9 (Statement of Additional Commitments) of the Environmental Assessment prepared by Cowman Stoddart Pty Ltd, dated November 2015 (Ref: 15/49).

In addition to the above, Council wishes to again advise the Department of Planning and

Environment that their appear to be a number of conditions on existing approvals that have been issued by DoPE relating to works within Bolong Road and other car parking areas required by earlier approvals that at this time have not been complied with. Council requests that the Department take action to ensure compliance with the requirements of earlier approvals issued.

Should you have any questions in relation to the above please give me a call.

Regards

**Andrew Lissenden**

**Development Co-ordinator**

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