



14 January 2012

Chris Ritchie  
Manager – Industry  
Department of Planning  
GPO Box 39,  
Sydney NSW 2001

Dear Mr. Ritchie

Thank you for the opportunity to provide comments related to MP 09\_0177 – McWilliam's Winery Expansion. Griffith City Council has had several pre-lodgement discussions and meetings regarding the preparation of the EA with the applicant and most of Council's recommendations were included in the draft Environmental Assessment including the provision of stormwater management plan for the entire site (existing and proposed hardstand areas and structures), odour modelling for both the winery site and the wastewater storage dams and carparking analysis. Griffith City Council previously reviewed the draft Environmental Assessment for adequacy and provided a letter to the Department of Planning on 13 September 2012. The following is a summary of the review:

- *General Requirements*
  - *The EA does not provide adequate "Plans for any proposed building works"*
    - *The applicant is required to provide detailed site analysis plans, site plans, floor plans and elevation drawings relating to all proposed structures.*
    - *All structures are required to be designed and sited in accordance with the Building Code of Australia and any relevant Australian Standards and Council development controls and policies.*
  - *The EA only briefly touches on the "Likely Staging of the Project"*
    - *Council would like the applicant to indicate which attributes of the project will be required to be implemented at which stage of production capacity. For instance, will the entire wastewater design concept be implemented prior to any increase in production? Or will components of the entire design be staged according to targets related to increases in production?*
- *Key Issues*
  - *Wastes: It appears the EA only touches on wastes on pg. 33 of the document. It does not appear that this section has satisfied the DGR's requirements.*
  - *Visual Impacts: The applicant has not provided elevations for the proposed structures included the intended height and construction materials.*

A further analysis of the Environmental Assessment indicates that all of Council's recommendations have been included in the document. Council received two inquiries during the exhibition period regarding the development. Both inquiries were regarding the potential for McWilliam's to construct a colourbond fence around the property to stop debris crossing property lines.

Council has no further comments regarding the Major Project. Please note that as Council is not the approval authority for the development, a full and comprehensive assessment of the application, including the provision of conditions of consent, has not been carried out. However, Council has considered the potential impact of the development in the immediate locality and the entire LGA and is satisfied that the recommendations made in the Environmental Assessment as well as the Department's required consultation with the Environmental Protection Authority (regarding odour, wastewater and noise), Roads and Maritime Services (regarding traffic) and other government agencies as well as Murrumbidgee Irrigation (regarding piping of channels, disposal of stormwater and water supply) will result in a development which will benefit the community. Also, as part of previous development applications, McWilliams' has carried out substantial master planning for both stormwater and vehicle movements and have upgraded the site accordingly. If required, Council can provide the Department with standard conditions of consent relating to facets of the development including the proposed civil engineering works.

Yours sincerely



**KELLY MCNICOL**  
**COORDINATOR**  
**LAND USE PLANNING AND COMPLIANCE**