



Your reference: 9041687
Our reference: LIC07/1851;DOC12/48804
Contact: Jason Price 02 6969 0700

The Manager – Industry
Major Project Assessment
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Emma Barnet

Dear Mr Ritchie

Re McWilliam's Winery expansion at Hanwood – MP09_0177

Thank you for your letter dated 15 November 2012 to the Environment Protection Authority (EPA) seeking written submissions on the Environmental Assessment (EA) for the proposed McWilliam's Winery expansion at Hanwood.

We have reviewed the information provided and determined that we are able to support the proposed expansion subject to the Department of Planning and Infrastructure (DoPI) seeking the amendments to the draft Statement of Commitments identified in Attachment 'A'.

Attachment 'B' contains our assessment of the proposal, including justification for the amendments that the DoPI may wish to consider in its overall assessment of the application.

Our recommended conditions for this project are provided at Attachment 'C'. If the Minister for Planning grants development consent for this proposal these conditions should be incorporated into the consent.

We expect that the EPA will be given an opportunity to review the draft Director-General's Environmental Assessment Report for this proposal. If the amendments to the draft Statement of Commitments are not included to our satisfaction, we will be recommending that they are included as Conditions of Approval, if approval is recommended by the DoPI. It should be noted that these amendments are important for our ongoing support of the proposal.

If you have any further enquiries about this matter please contact Jason Price by telephoning 02 6969 0700.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Darren Wallett', written over a horizontal line.

19/12/12

DARREN WALLETT
Head, Griffith Unit
Environment Protection Authority

cc

Mr M Carson
JJC Operations Pty Ltd
2 Tonkins Road
RED HILL SOUTH VIC 3937

ATTACHMENT 'A'

The following amendments to the draft Statement of Commitments (Volume 1, table 16 of the Environmental Assessment) are sought.

General

We recommend that under 'General' the following point should be added.

- The project will be constructed and operate in three (3) stages as described in the Environmental Assessment and associated Appendices.

Air Quality

We recommend that under 'Air Quality' the following points should be added.

- Prior to the Sequencing Batch Reactor being commissioned, the waste water evaporation pans will be inspected daily during the vintage processing periods for the assessment and management of off site odour impacts.
- Earthworks associated with construction of the waste water treatment plant and lagoons will cease when windblown dust from the earthworks impacts any surrounding residential premise.

Noise

We recommend that under 'Noise' the following point should be added.

- The recommended noise controls in the Noise Impact Assessment at Section 6, Appendix E of the Appendices will be implemented by the completion of Stage three (3).

Waste water treatment

We recommend that under 'Waste' the following point should be added.

- The waste water treatment plant will be constructed in three (3) stages as described at Section 3.4 of the Environmental Assessment report.

ATTACHMENT 'B'

Air Quality

The odour modelling has been completed generally in accordance with EPA guidelines. The modelling predicts that there will be minimal odour impacts on adjoining properties from the expanded winery operations.

The primary concern for this development in terms of air quality is the potential for impacts from odour generated from the waste water collection and treatment. The methodology used in the On Site Technology 2012 Odour Impact Assessment is consistent with our guideline the 'Assessment and Management of Odour from Stationary Sources in NSW'.

To minimise the likelihood of impacts on the local amenity, we are seeking commitments to monitor odour from the evaporation pans prior to the installation of the waste water treatment plant to assess the impacts of the development against the predicted impacts.

The proposal also has the potential for raising a significant amount of dust during earthwork construction of lagoons and the waste water treatment plant. Based on the location of sensitive receptors around the earthworks their amenity should be protected during the construction phase. We have recommended that earthworks cease when those sensitive receptors are subject to windblown dust from the proposal.

Noise

The Noise Impact Assessment (NIA) was completed generally in accordance with our Industrial Noise Policy.

Existing and proposed noise impacts from plant and vehicle movements appear to unreasonably impact the nearest residential premise and we have recommended in the Statement of Commitments that the proposed noise controls in the NIA are implemented by the proponent at the completion of Stage three (3).

Waste Water Treatment Concept Design

We have reviewed the proposed waste water treatment system and note that other wineries have similar plant that effectively treats winery waste water. The staging of the system appears suitable for the water quality and volumes proposed and peak vintage period flows have been considered in the design to avoid untreated waste water bypasses.

We recommended the staging of the waste water treatment system is identified in the Statement of Commitments.

The Land Suitability Investigation and Groundwater Assessment reports are adequate for our assessment purposes and indicate that the irrigation of treated waste water onto vines is safe and practical.

Surface Water

The assessment and mitigation of impacts on surface water have been adequately considered. The Stormwater Management Plan and associated clean water diversion and contaminated water collection systems for surface water are consistent with environmental guidelines.

ATTACHMENT 'C'

We recommend that the following conditions are included on the development consent.

Processing limit

- The premises must not process more than 65,000 tonnes of agricultural produce.

Noise

- All construction work at the premises must be conducted between the following hours:
7.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays.

Waste water utilisation

- Prior to the commencement of any utilisation of waste water the proponent must, in consultation with the EPA, develop a waste water and soil quality monitoring program.

Storage lagoons

- The floor and walls of all new waste water holding lagoons or sludge de-watering lagoons must be constructed or lined to meet a permeability criterion of less than 1×10^{-9} metres per second. Documentation supporting the permeability criteria must be supplied to the Department of Planning and Infrastructure prior to any waste water storage.
- The new stormwater and treated waste water holding ponds will also be constructed to have sufficient freeboard to accommodate a 1 in 20 year 24 hour storm event.