

## **Andre Vernez**

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**From:** Andre Vernez  
**Sent:** Friday, 23 October 2020 6:26 PM  
**To:** Shaun Williams  
**Subject:** Shoalhaven Starches Modification 19 - Upgrade to Ethanol Distillery Plant to Increase Proportion of "Beverage" Grade Ethanol Produced & Other Works - COMMENTS FROM SHOALHAVEN CITY COUNCIL

**Importance:** High

Dear Shaun,

Please find below comments from Shoalhaven City Council in relation to Shoalhaven Starches Modification No. 19 (Upgrade to Ethanol Distillery Plant to Increase Proportion of "Beverage" Grade Ethanol Produced and Other Works).

Comments have been segregated relating to the relevant sections of Council.

### **MODIFICATION NO. 19**

#### **Development Engineering Comments/Requirements:**

1. Due to the extent of works being undertaken across the development site/s, a stormwater plan will be required to show where the new works connect into the existing lines and any required stormwater upgrades.
2. In relation to the submitted plan proposing adjustment to the boundary and fence, including relocation of the footpath (Drawing No. MN6963-002, Revision No. P13, dated 14/09/2020), it is unclear the reason for the adjustment. Clarification is sought as to what other services will be required to be relocated within the road reserve and whether the kerb alignment is proposed to be shifted too. The proposed vegetation shown appears to have been placed in the wrong location and will impede pedestrian sight lines depending on type. More detail will be required for the works in this location.
3. In relation to the submitted plan showing the proposed car park extension (Drawing No. MN6963-011, Revision P01, dated 13/07/2020), this plan will need to be designed to meet Australian Standard AS2890.1 B99 Vehicle turning and car parking requirements. The plan will need to be dimensioned and to scale. Since the car park is a blind aisle, a turn around bay will be required. Clarification is also sought as to how the stormwater runoff will be dealt with for this car park. The car park will need to be built to a sealed/concrete standard.

#### **Environmental Health Comments/Requirements:**

4. There are concerns around the location of tanks and works in proximity to Abernethy's Creek. The NSW Environment Protection Authority as the appropriate regulatory authority for the activities should give consideration to the location of the tanks and risks associated with proximity to Abernethy's Creek and subsequently to the Shoalhaven River.

#### **Flooding Comments/Requirements:**

5. The outcome of the submitted hydraulic impact assessment within the submitted flood compliance report is agreed with, that there would be no significant incremental increase in the 1% AEP flood level as a result of the proposed works. The compliance assessment is also accepted which addressed the performance criteria of Chapter G9, Shoalhaven Development Control Plan 2014.

The following are recommended for consideration in any Conditions of Approval:

- (a) Prior to the issue of a Construction Certificate, a professional engineer, (as defined in the National Construction Code) must submit to the satisfaction of the Certifier, certification that the following items have been detailed on the construction drawings:
- i. Any proportion of the structure below the Flood Planning Level (FPL) must be built from flood compatible materials.
  - ii. All electrical installations must be constructed above the Flood Planning Level (FPL) or be able to be isolated prior to a flood event.
  - iii. The location of all hazardous substances are located at or above the 1% Annual Exceedance Probability (AEP) Flood Level.
- (b) Prior to the issue of a Construction Certificate, a professional engineer, (as defined in the National Construction Code) must submit to the satisfaction of the Certifier, certification that the structure(s):
- i. Can withstand forces of floodwaters including debris and buoyancy forces up to a 0.2% Annual Exceedance Probability (AEP) flood event.
  - ii. Will not become floating debris during a 1% Annual Exceedance Probability (AEP) flood event.
- (c) Prior to the issue of a Construction Certificate, a professional engineer, (as defined in the National Construction Code) must submit to the satisfaction of the Certifier, certification that the following items have been detailed:
- i. Update the existing flood evacuation plan to ensure permanent, fail-safe, maintenance-free measures are incorporated in the development to ensure that the timely, orderly and safe evacuation of people is possible from the area and that it will not add significant cost and disruption to the community or the SES. This plan is to consider for pre-flood event planning the use of Flood Warning Products available from the Bureau of Meteorology.

#### **Shoalhaven Water Comments/Requirements:**

6. An updated Shoalhaven Water Notice will be provided under separate cover as soon as possible.

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

Regards,

**Andre Vernez**  
**Senior Development Planner**  
Shoalhaven City Council

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