

Attachment 1: Department's Comments on EIS

Project Description

- The project description in Section 3.2 and Table 7 provides the particulars of the combined operations (the proposed development + the existing Warehouse and Distribution Facility SSD-9429). However, the Department understands the Applicant is not seeking consent for the combined operations.

Therefore, the Department requests the Applicant provide the development particulars only relating to the proposed manufacturing facility including but not limited to site area, Floor Space Ratio (FSR) and employment numbers.

- Table 9 of the EIS identifies the product inputs and outputs of the development's operations. However, other materials and products are delivered to the site including oils, flours and seasoning products which have not been identified in Table 9. Further information is required on the quantities (daily, weekly and annually) delivered to the site and the location of delivery acceptance on the site.
- The development includes the construction and operation of a wastewater treatment plant. Further information on the operations and treatment processes of the proposed wastewater treatment plant including information on development wastewater sources to be treated and the transfer of the wastewater to the wastewater treatment plant is required.
- Section 3.2.4.6 of the EIS stipulates pellet and sheeted snacks are proposed to be produced from the multipurpose plant. Further information on the raw materials input required for the production of pellet and sheeted snack products is requested.

Residual Land

- The northern boundary of the site is proposed to remain undeveloped as residual land for use as temporary truck parking and the EIS stipulates the residual land is not included as part of this SSD application. However, this contradicts the Architectural Plans and Landscape Plans which indicate the residual land will be used as an erosion and sediment control basin during construction and layered with compacted aggregate to engineering standards to sustain truck parking. Please confirm whether development consent is sought for works within and use of the residual land for heavy vehicle parking.
- Should use of the residual land form part of the SSD, justification should be provided for the proposed use. If the residual land temporary truck parking is not intended to be proposed under this subject SSD application, updated documents including plans and the Traffic Impact Assessment should be provided to remove all reference to its use and construction as it can not be considered under this subject application.

Construction Materials

- Further information on the construction materials and finishes proposed to be used for the construction of the manufacturing facility including external finishes.

Construction Staging and Timeframe

- Further information is required on the anticipated timeframe for each stage of the construction of the manufacturing facility including timeframes for preliminary site works, partial demolition of the existing warehouse facility, construction and internal fit out.

Site Access and Manoeuvrability

- As mentioned above, the Department notes the development operations will include the delivery of products and materials such as oils and flours to the manufacturing facility. However, the SWEPT path analysis drawings provided only demonstrate the vehicle movements of raw potato and corn material delivery to the site. The Department requests further SWEPT path analysis demonstrating the movements of all delivery vehicles to the site including the identification of distribution/delivery points on the site.
- As previously mentioned, the Department notes the northern residual land is proposed to be used as temporary truck parking with a capacity of 30 heavy vehicles/trucks. The Department requests further information on the need for the temporary truck parking and its implications on heavy vehicle movements.
- Further clarification is required that the proposed light vehicle access point is suitable for heavy vehicle access to the temporary truck parking area.

Architectural Plans

- The EIS notes the Roof Plan provided in the Architectural Plans (Appendix 5) illustrate and colour coordinate mechanical roof plant for the development. However, it is not clearly demonstrated what the different plant and equipment are. An amended Roof Plan is required which provides a key to identify the different colour coordinated mechanical roof plant.