

Notice of Modification

Section 75W of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation issued on 14 September 2011, the Planning Assessment Commission of New South Wales (the Commission) approves the modification of the project application referred to in Schedule 1, as set out in Schedules 2 to 3.



Donna Campbell
Member of the Commission

Sydney

9 October 2012

SCHEDULE 1

Application Number:	MP 06_0228
Proponent:	Shoalhaven Starches Pty Ltd
Approval authority:	Minister for Planning
Project:	Shoalhaven Starches Expansion Project
Date of original approval:	29 January 2010
Modification:	MP 06_0228 MOD 3 – Relocation of car park

This approval is modified by:

- 1) Replacing the definition of 'Project' in the definitions list as follows:

Project The development described in the EA, which includes the continued implementation of all existing and approved development on site, as modified by MP 06_0228 MOD 1, MP 06_0228 MOD 2 and MP 06_0228 MOD 3.

SCHEDULE 2

- 2) Replacing Condition 2 of Schedule 2 with the following:

2. The Proponent shall carry out the project generally in accordance with the:
 - a) EA and associated site plans (see Appendix 2);
 - b) amended modification proposal MP 06_0228 MOD 1 prepared by ME Engineering Pty Ltd and dated 21 December 2010;
 - c) modification proposal MP 06_0228 MOD 2, accompanying Environmental Assessment dated January 2012 and response to submissions report dated 4 May 2012, prepared by Cowman Stoddart Pty Ltd, accompanying plans (see Appendix 2A) and supplementary odour report dated 30 July 2012, prepared by PAE Holmes Pty Ltd;
 - d) modification proposal MP 06_0228 MOD 3, accompanying Environmental Assessment dated May 2012, response to submissions report dated 20 July 2012 and further response to submissions report dated 24 August 2012, prepared by Cowman Stoddart Pty Ltd and accompanying plans (see Appendix 2C);
 - e) statement of commitments; and
 - f) conditions of this approval.

SCHEDULE 3

- 3) Inserting a new Condition 27A after Condition 27 in Schedule 3 with the following:
- 27A. The Proponent shall provide works-as-executed plans to the Director-General and Council for:
- a) the road upgrade works completed in accordance with condition 27, no later than 31 October 2012; and
 - b) the intersection upgrade works required by condition 27B, within 1 month of completion of the upgrade works,
- to the satisfaction of Council and RMS.
- 4) Inserting a new Condition 27B after Condition 27A in Schedule 3 with the following:

Upgrade Access to Car Park (MOD 3)

- 27B. Prior to operation of the car park described in MOD 3, the Proponent shall complete the following upgrades in accordance with Austroads *Guide to Road Design – Part 4a: Unsignalised and Signalised Intersections*:
- a) upgrade the right turn in to the 'Dairy Farmers' site from Bolong Road to a Channelised Right (CHR) intersection; and
 - b) upgrade the left turn in to the 'Dairy Farmers' site from Bolong Road to an Auxiliary Right (AUL),
- to the satisfaction of Council and RMS.
- 5) Inserting a new Condition 27C after Condition 27B in Schedule 3 with the following:
- 27C. The Proponent shall remove the informal access point located to the east of Access Point 1 and reinstate the road verge to the satisfaction of Council, by the end of April 2013.

- 6) Inserting a new Condition 30A after Condition 30 in Schedule 3 with the following:

Pedestrian Access from Car Park (MOD 3)

- 30A. The Proponent shall provide a formal pedestrian access from the car park described in MOD 3 to the existing pedestrian footpath adjacent to Bolong Road, as shown on the plans in Appendix 2C. The pedestrian access shall be:
- a) completed prior to operation of the car park;
 - b) designed in consultation with Council; and
 - c) appropriately lit in accordance with the requirements of condition 30c).
- 7) Replacing the following subsection b) of Condition 31 in Schedule 3 with the following:
- b) construct at least 60 new parking spaces on the factory site, in accordance with the plans in Appendix 2C, by the end of April 2013.

- 8) Inserting a new Condition 45 after Condition 44 in Schedule 3 as follows:

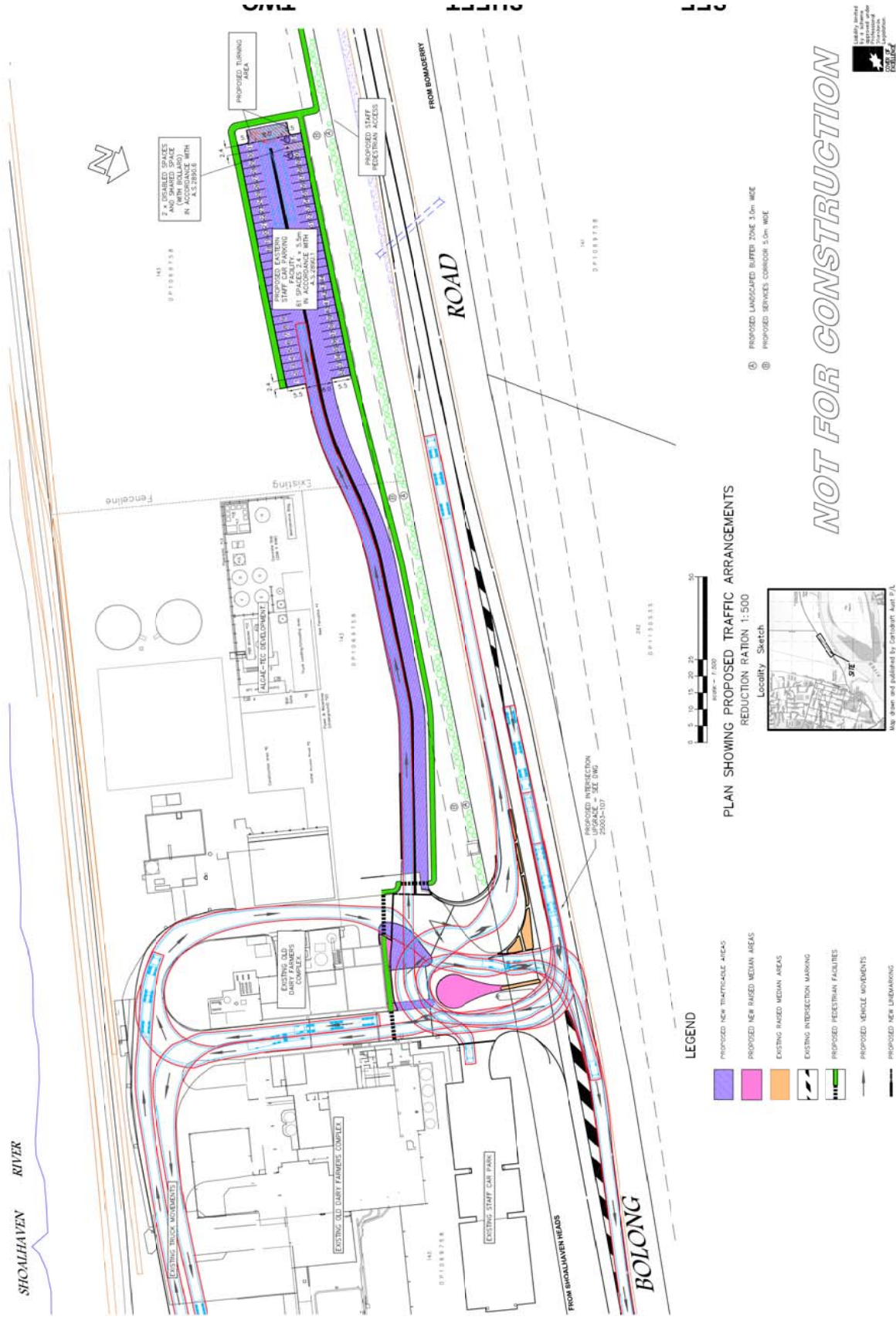
45. The Proponent shall:
- a) commence landscaping as proposed in the Landscape Plans in Appendix 2C within 6 weeks of commencing construction of the car park described in MOD 3;
 - b) update the Vegetation Management Plan for the project, in consultation with Council, to include the Landscape Plan in Appendix 2C, including details of the measures to be implemented to ensure that landscaping is maintained for the life of the project; and
 - c) submit the updated Vegetation Management Plan to the Director-General for approval, by the end of April 2013.

- 9) Inserting a new row in the Table in Appendix 1 – Schedule of Land, as follows:

Lot	DP/FP
143	1069758

- 10) Inserting new Appendix 2C as follows:

**APPENDIX 2C
LAYOUT AND LANDSCAPE PLANS (MP 06_0228 MOD 3)**



- LEGEND**
- PROPOSED NEW TRAFFICABLE AREAS
 - PROPOSED NEW RAISED MEDIAN AREAS
 - EXISTING RAISED MEDIAN AREAS
 - EXISTING INTERSECTION MARKING
 - PROPOSED PEDESTRIAN FACILITIES
 - PROPOSED VEHICLE MOVEMENTS
 - PROPOSED NEW LANE MARKING

PLAN SHOWING PROPOSED TRAFFIC ARRANGEMENTS
REDUCTION RATION 1:500



NOT FOR CONSTRUCTION

- ⓐ PROPOSED UNDEVELOPED BUFFER ZONE 3.0m WIDE
- ⓑ PROPOSED SERVICES CORRIDOR 5.0m WIDE

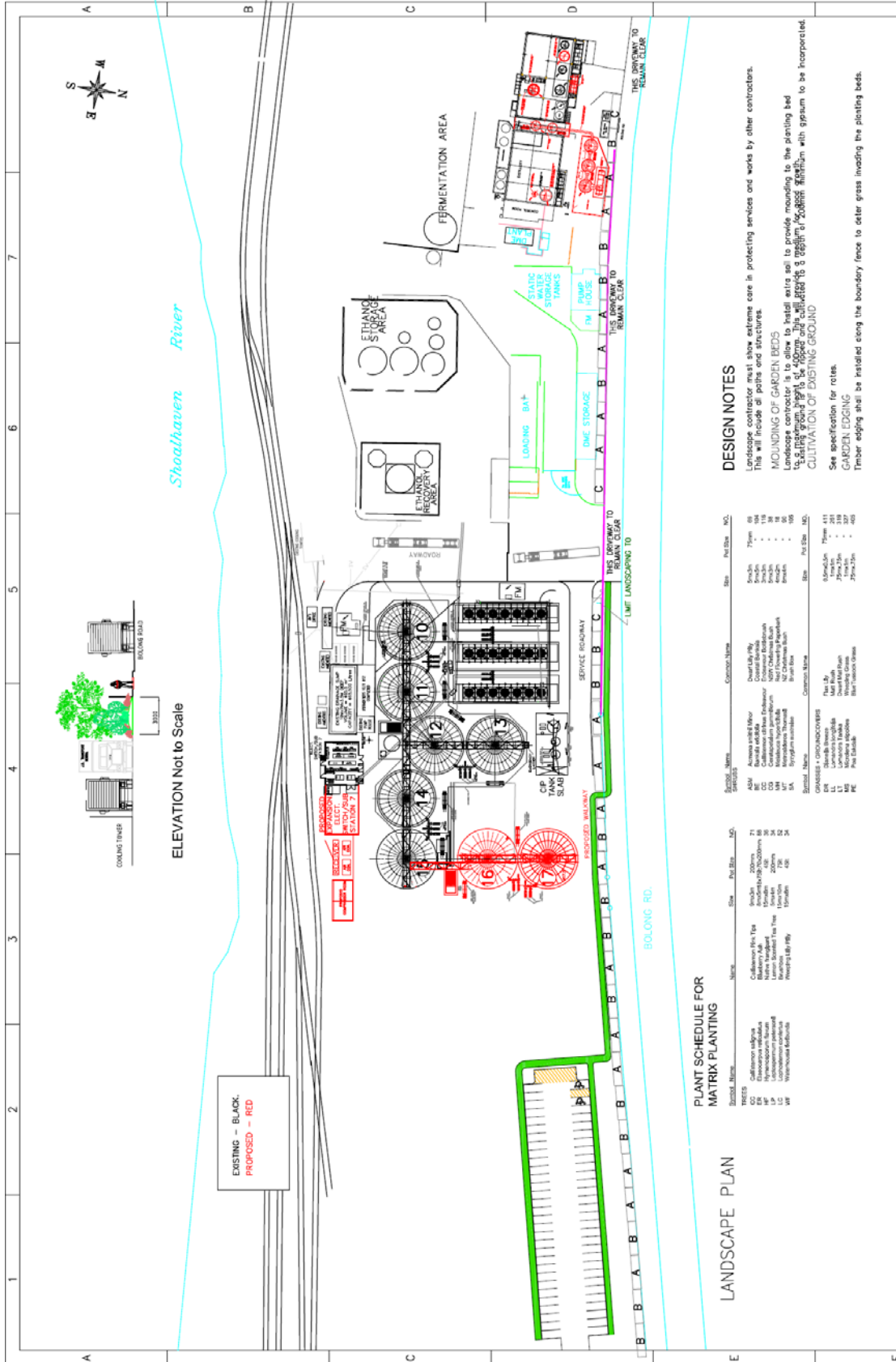


REF. NO.	25003-106	
SHEET	1	2
SECTION	02	

PLAN SHOWING PROPOSED TRAFFIC ARRANGEMENTS FOR "ACF" DRIVEWAY & CARPARK UPGRADE AT BOLONG ROAD BOLONG FOR MANILDRA GROUP LIMITED

allen, price & associates
land and development consultants
75 plunkett street, nowra, nsw. 2541
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DATE	DESCRIPTION	BY	DATE
AUSTRALIAN HEIGHT DATUM	APRIL 2012	APRIL 2012	
ON	PM 3.2610		
OFF	RL 3.245		
SCALE	1:500 (AT A1 SIZE)		
DATE OF PLAN	APRIL 2012		
SCALE	1:500 (AT A1 SIZE)		
DATE OF PLAN	APRIL 2012		



ELEVATION Not to Scale

EXISTING - BLACK
 PROPOSED - RED

LANDSCAPE PLAN

PLANT SCHEDULE FOR MATRIX PLANTING

Symbol	Name	Size	Qty	Plant Size	NO.
TR	Calleryville Red Gum	100mm	10	100mm	10
TR	Calleryville Red Gum	150mm	10	150mm	11
TR	Calleryville Red Gum	200mm	10	200mm	12
TR	Calleryville Red Gum	250mm	10	250mm	13
TR	Calleryville Red Gum	300mm	10	300mm	14
TR	Calleryville Red Gum	350mm	10	350mm	15
TR	Calleryville Red Gum	400mm	10	400mm	16
TR	Calleryville Red Gum	450mm	10	450mm	17

Symbol	Name	Size	Qty	Plant Size	NO.
TR	Calleryville Red Gum	100mm	10	100mm	10
TR	Calleryville Red Gum	150mm	10	150mm	11
TR	Calleryville Red Gum	200mm	10	200mm	12
TR	Calleryville Red Gum	250mm	10	250mm	13
TR	Calleryville Red Gum	300mm	10	300mm	14
TR	Calleryville Red Gum	350mm	10	350mm	15
TR	Calleryville Red Gum	400mm	10	400mm	16
TR	Calleryville Red Gum	450mm	10	450mm	17

DESIGN NOTES

Landscape contractor shall show address care in protecting services and works by other contractors. This will include all paths and structures.

BOUNDING OF GARDEN BEDS: Initial notes will provide massing to the planting bed to a maximum height of 1.0m. This will provide a minimum of 200mm aluminium with gypsum to be incorporated into the existing ground.

CULTIVATION OF EXISTING GROUND: See specification for notes.

GARDEN EDGING: Timber edging shall be installed along the boundary fence to deter grass invading the planting beds.

<p>MANILDRA GROUP 100% AUSTRALIAN</p>		<p>TITLE: MANILDRA GROUP, NOWRA LANDSCAPE SCREEN, SITE PLAN.</p>
<p>ISS: A 03-05-2012</p>	<p>DATE: 03-05-2012</p>	<p>ALL Council Submission ZONE CHANGE AMENDMENTS BY CKD</p>
<p>PPLA PROJECT MANILDRAS AUSTRALIAN TOMATO PROCESSING FACILITY LANDSCAPE ARCHITECTURE MANILDRAS GROUP ARCHITECTURE MANILDRAS GROUP DATE: 03-05-2012</p>		