

## APPENDIX C – SUBMISSIONS



- Demolish an existing industrial building on their 'Moorehouse' site; and
- Construct a temporary 60 space car park on the northern side of Bolong Road.

The EA and plans for the modification can be accessed at the link below under 1. Application & Declaration.

[https://majorprojects.affinitylive.com/?action=view\\_job&id=7346](https://majorprojects.affinitylive.com/?action=view_job&id=7346)

I invite the EPA and Council to make comments/provide recommended conditions for the modification. I have attached a copy of the consolidated project approval, so you can easily view the existing development consent conditions. The Department is now under tight timeframes for determining applications, and as such, I require your comments no later than **Tuesday 10 November**. I will be finalising my assessment next week with the report and recommendations sent to the Planning Assessment Commission for determination in the week commencing 16 November. Given the very short timeframe, I draw your attention to the key aspects of the application that require your consideration:

- Construction of the temporary car park – Starches propose to use steel mill slag with bitumen surface for the carpark – EPA, is this covered by any waste regulations/exemptions (the EA does not identify any requirements for using this material, nor provide any details of the composition of the material as far as I can see);
- Construction of the temporary car park – the proposed access (referred to as PP1) is different to the access approved under the original Ethanol Expansion Project. The original design was approved in consultation with Council/Traffic engineers to require a certain angle to allow access for heavy vehicles. The temporary access does not propose the same angle from Bolong Road, as I understand it will be for light vehicles only. Starches propose to construct the approved access for heavy vehicles once the Packing Plant is constructed at some point down the track. Council – I can include a condition allow access for light vehicles only, until such time as the approved heavy vehicle access is constructed. If you have any further conditions, please advise. Also Shoalhaven Water has a pumping station immediately adjacent to the proposed car park and access. Council – are any conditions necessary to ensure this access is protected (there is no proposal to change or impact this access).

I am happy to discuss if you have further questions, equally if it is quicker you can discuss directly with Starches – Brian Hanley or Ming Leung (4423 8200), and keep me informed of the issues and outcomes.

Thanks,  
Deana.

**Deana Burn | Planner**

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## Deana Burn

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**From:** Stefan Press  
**Sent:** Monday, 9 November 2015 4:38 PM  
**To:** Deana Burn  
**Cc:** Julian Thompson  
**Subject:** RE: Shoalhaven Starches Modification 6 - Demolition of building & temporary car park

Hi Deana

As discussed late last week, the EPA has no specific issues that need to be addressed as part of this modification. In relation to your query about steel slag and its intended use to surface/seal the carpark (in combination with bitumen), the EPA has a number of Resource Recovery Exemptions and Orders that potentially allow for this – please see <http://www.epa.nsw.gov.au/wasteregulation/orders-exemptions.htm> for further details. It would be advisable to place a suitable condition on any approval issued that stipulates that any use of waste in the construction of the proposal must meet all requirements of a valid Resource Recovery Exemption and Order.

Thank you again for referring this one to us and happy to discuss further.

Regards  
Stefan

### Stefan Press

**Senior Operations Officer – South East Region**  
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**From:** Deana Burn [mailto:Deana.Burn@planning.nsw.gov.au]  
**Sent:** Thursday, 5 November 2015 11:37 AM  
**To:** Stefan Press; Julian Thompson; Andrew Lissenden  
**Subject:** Re: Shoalhaven Starches Modification 6 - Demolition of building & temporary car park

Apologies, here is the correct link, the EA is saved under 1. Application & Declaration

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=7346](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7346)

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**From:** Deana Burn  
**Sent:** Tuesday, 3 November 2015 10:28  
**To:** Stefan Press; Julian Thompson; Andrew Lissenden  
**Cc:** Christopher Ritchie  
**Subject:** Shoalhaven Starches Modification 6 - Demolition of building & temporary car park

Dear Stefan, Julian & Andrew



**From:** [Andrew Lissenden](#)  
**To:** [Deana Burn](#)  
**Subject:** RE: Shoalhaven Starches Modification 6 - Demolition of building & temporary car park - COMMENTS FROM SHOALHAVEN CITY COUNCIL  
**Date:** Thursday, 19 November 2015 1:39:30 PM  
**Attachments:** [image002.png](#)

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Deana:

Further to your email dated 5 November 2015 and our subsequent phone discussion, please find below comments from Shoalhaven City Council in relation to Shoalhaven Starches Modification No.6 (Demolition of Existing Building and Temporary Car Park). In summary, Council has no objection in principle subject to the following conditions/requirements being included in any approval issued. To assist comments on each component are provided below.

Temporary Car Park Area Requirements/Conditions:

1. The proposed access must have a minimum width (from Council's interpretation of AS2890) of 7.8m to accommodate the proposed number of parking spaces (no dimensions shown on the submitted plan);
2. The car spaces are not dimensioned and should at minimum be required to comply with AS2890.1 including the provision of at least one car space for a person with a disability. This to be provided as per AS2890.6:2009;
3. The access to the car park should be upgraded and sealed (bitumen and/or concrete) in accordance with Councils standards (not gravel);
4. The temporary car park area should be sealed (bitumen and/or concrete), line marked and sign posted in accordance with AS2890;
5. Lighting of the access (at Bolong Road) should be provided to AS1158 or to the satisfaction of Council;
6. A turning bay should be provided at the western end of the car parking area (adjacent to the blind aisle extension) so as to ensure a car can turn around if all car spaces are full;
7. Stormwater details are required (e.g. drainage design, pit/pipe locations, associated calculations, etc). The car parking area should be piped to a single disposal location and should ensure a stormwater pollution device (i.e. GPT) is provided at the discharge point;
8. The temporary car park are must not be used for any other purpose (i.e. no storage of equipment, etc) and must be maintained in accordance with the requirements of the issued approval for the period of its use;
9. The temporary car parking area must be constructed/in place in accordance with the above requirements (i.e. construction standards, lighting, etc) with written sign of that the works are in compliance with the requirements of the approval to be provided by the Department of Planning and Environment (DOPE) prior to any demolition works relating to the existing industrial building occurring; and
10. All works within the road reserve/within public land will require a Section 138 Application under the Roads Act to be lodged with Council and approval obtained prior to the commencement of works. The plans supporting this application should be prepared by a suitably qualified practising engineer or surveyor and due to the possibility of problems in crossing the services within the road reserve provide full details of the alignment and levels of all services (Council, Integral Energy, telecommunications, gas or other services);

Demolition Requirements/Comments:

11. All demolition works must be undertaken in accordance with AS2601:2001: The Demolition of Structures and include the implementation of all requirements associated with demolition as outlined in the submitted Environmental Assessment prepared by Cowman Stoddart Pty Ltd, dated October 2014 (Ref: 15/75);
12. Demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover Demolition Licence or a current WorkCover Class 2 (Restricted) Asbestos Licence. Details of the contractor to be used must be provided to Council prior to the commencement of works;
13. Precautions must be taken in accordance with the requirements of the Work Cover

Authority of NSW in respect of:

- a. Protection of site workers and the public;
- b. Asbestos handling and disposal where applicable.

14. Documentary evidence in the form of tip receipts from an approved Waste Management Facility must be obtained demonstrating the appropriate disposal of the asbestos waste. Tip receipts must be provided to Council at the completion of demolition works and prior to any further works on the site;
15. Following the removal of all friable asbestos and prior to further works being carried out on the site, a clearance certificate from an independent competent person in accordance with the National Occupational Health and Safety Commission Code of Practice for the Safe Removal of Asbestos is to be obtained and submitted to Council. *Note: This relates to friable asbestos only.*

In addition to the above Council wishes to again advise the DoPE that their appear to be a number of conditions on existing approvals that have been issued by DoPE relating to works within Bolong Road and other car parking areas required by earlier approvals that at this time have not been complied with. Council requests that the Department take action to ensure compliance with the requirements of earlier approvals issued.

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

Regards

**Andrew Lissenden**  
**Development Co-ordinator**  
Shoalhaven City Council

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**From:** Deana Burn  
**Sent:** Thursday, 5 November 2015 11:37 AM  
**To:** Stefan Press; Julian Thompson; Andrew Lissenden  
**Subject:** Re: Shoalhaven Starches Modification 6 - Demolition of building & temporary car park

Apologies, here is the correct link, the EA is saved under 1. Application & Declaration

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**From:** Deana Burn  
**Sent:** Tuesday, 3 November 2015 10:28  
**To:** Stefan Press; Julian Thompson; Andrew Lissenden  
**Cc:** Christopher Ritchie  
**Subject:** Shoalhaven Starches Modification 6 - Demolition of building & temporary car park

Dear Stefan, Julian & Andrew

Last week Shoalhaven Starches lodged a modification application (06\_0228 MOD 6) to:



**From:** [Andrew Lissenden](#)  
**To:** [Deana Burn](#)  
**Subject:** FW: Shoalhaven Starches Modification 6 - Demolition of building & temporary car park - REQUEST FOR TRAFFIC COMMENTS  
**Date:** Tuesday, 17 November 2015 11:59:50 AM  
**Attachments:** [Image002.png](#)

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**From:** Scott Wells

**Sent:** Monday, 16 November 2015 2:34 PM

**To:** Andrew Lissenden <Andrew.Lissenden@shoalhaven.nsw.gov.au>

**Cc:** Marc Poulton <Marc.Poulton@shoalhaven.nsw.gov.au>

**Subject:** RE: Shoalhaven Starches Modification 6 - Demolition of building & temporary car park - REQUEST FOR TRAFFIC COMMENTS

Andrew

With reference to the application, I note the urgency so have quickly compiled the comments below:

The comments below refer specifically to the proposed reworded modification of the consent and the plans reflected in the EA which are referred to in the email below:

- The plan reference in the consent is incorrect and needs to be updated to include correct version, date, and author of the plans.
- There is no objection in principle to the proposed temporary car park to the north of Bolong Road, subject to:
  - The proposed access width on the plans is not dimensioned and the minimum width of the access (from my interpretation of AS2890) should be minimum 7.8m in width to accommodate the proposed number of parking spaces.
  - The access to the car park should be upgraded and sealed in accordance with Councils standards
  - The car park and its access should be sealed and line marked in accordance with AS2890
  - Lighting of the access (at Bolong Road) to AS1158 or to the satisfaction of Council
- Item 31a) of the consent (31. *The Proponent shall: d) ensure that all internal roads and parking on site complies with AS2890.1:2004 and AS2890.2:2002, or their latest versions;*) has never been compiled with in all respects, in that the large southern car park to the south of Bolong Road remains unsealed and unmarked. This should also be addressed before considering any further modifications.
- Given that failure to comply reflects on Council's surrounding road network, Item 31 of the consent where states (to the satisfaction of the Secretary.) this should be replaced with "to the satisfaction of Council".
- Item 32 of the consent (32. *The Proponent shall ensure that vehicles associated with the project do not park or queue on the public road network at any time*), this is not complied with at all times, there are occasions when vehicles are observed parked in No Stopping zones. This should also be addressed before considering any further modifications.

Where I note car park and access to "Council's standards", Aaron, Ian or Simon can specify that detail if required

If you would like any further information please let me know

Marc (this is cc'd to you FYI, please keep pushing on with the audit and correction of items along the Manildra frontage as discussed)

**Scott Wells**

**Traffic & Transport Unit Manager**  
Shoalhaven City Council

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**Deana Burn**

**From:** John Studdert <John.Studdert@manildra.com.au>  
**Sent:** Monday, 16 November 2015 2:11 PM  
**To:** Deana Burn  
**Subject:** FW: Manildra Group Temporary Access Arrangements

**From:** Brian Hanley  
**Sent:** Wednesday, 7 October 2015 5:04 PM  
**To:** Stephen Richardson (steve@cowmanstoddart.com.au) <steve@cowmanstoddart.com.au>; Aaron Ticehurst <aaron.ticehurst@manildra.com.au>; John Studdert <John.Studdert@manildra.com.au>  
**Cc:** Ming Leung <ming.leung@manildra.com.au>; Greg Murphy <greg.murphy@manildra.com.au>  
**Subject:** FW: Manildra Group Temporary Access Arrangements

Regards

**Brian Hanley**

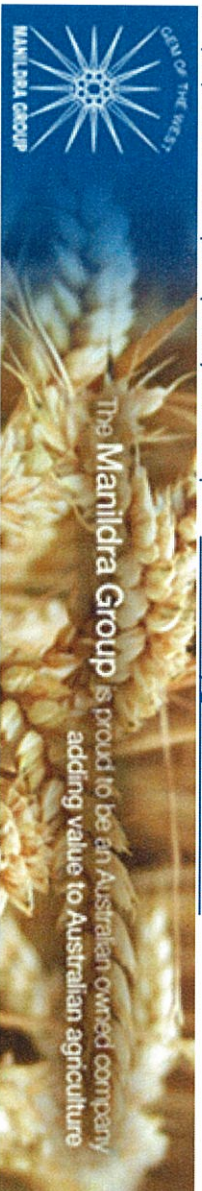
**Manager**

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**From:** Carmel Krogh [mailto:Carmel.Krogh@shoalhaven.nsw.gov.au]  
**Sent:** Wednesday, 7 October 2015 4:38 PM  
**To:** Wendy Reader <wendy.reader@manildra.com.au>; Brian Hanley <brian.hanley@manildra.com.au>  
**Cc:** Lynne Symonds <Lynne.Symonds@shoalhaven.nsw.gov.au>  
**Subject:** FW: Manildra Group Temporary Access Arrangements

Brian

I confirm our discussions and have advised my operations staff of the arrangement.

**Carmel Krogh**  
Director Shoalhaven Water  
Shoalhaven City Council

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Bridge Rd (PO Box 42) Nowra NSW 2541



**From:** Wendy Reader [<mailto:wendy.reader@manildra.com.au>] **On Behalf Of** Brian Hanley  
**Sent:** Wednesday, 30 September 2015 4:12 PM  
**To:** Carmel Krogh <[Carmel.Krogh@shoalhaven.nsw.gov.au](mailto:Carmel.Krogh@shoalhaven.nsw.gov.au)>  
**Cc:** Aaron Ticehurst <[aaron.ticehurst@manildra.com.au](mailto:aaron.ticehurst@manildra.com.au)>; Greg Murphy <[greg.murphy@manildra.com.au](mailto:greg.murphy@manildra.com.au)>; Ming Leung <[ming.leung@manildra.com.au](mailto:ming.leung@manildra.com.au)>; Stephen Richardson ([steve@cowmanstoddart.com.au](mailto:steve@cowmanstoddart.com.au)) <[steve@cowmanstoddart.com.au](mailto:steve@cowmanstoddart.com.au)>; Brian Hanley <[brian.hanley@manildra.com.au](mailto:brian.hanley@manildra.com.au)>  
**Subject:** Manildra Group Temporary Access Arrangements

Attention Carmel Krogh

Dear Carmel

I confirm my telephone conversation this morning where I advised you that we are going through the Planning Approval process for the demolition of an existing building adjacent to Abernethy's Creek and the construction of a new Product Dryer in that location.

As a consequence some of the vehicle parking on the southern side of Bolong Road will have to be temporarily relocated to the northern side of Bolong Road behind the Council Pumping Station. We request your agreement to access the temporary car park past the Council Pumping Station on the Northern side of Bolong Road.

It was agreed that we would ensure that there would be no interference to Council service vehicles in and around the Pumping Station.

Would you please confirm your agreement to this arrangement as we discussed this morning.

Regards

**Brian Hanley**  
Manager  
Energy & Sustainability  
**Manildra Group**  
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