

Modification to Minister's Approval

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

As delegate for the Minister for Planning under delegation executed on 14 September 2011, we the Independent Planning Commission of New South Wales (the Commission) hereby approve the modification of the project approval referred to in Schedule 1, subject to the conditions outlined in Schedule 2.



Abigail Goldberg
Member of the Commission (Chair)

Sydney 27 April 2018

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 2009
Modification:	MP 06_0228 MOD 14 – Use of Paper Mill Site

SCHEDULE 2

This approval is modified by:

In the Definitions List:

1. Replacing the following definition:

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, MP 06_0228 MOD 3, MP 06_0228 MOD 4, MP 06_0228 MOD 5, MP 06_0228 MOD 6, MP 06_0228 MOD 7, MP 06_0228 MOD 8, MP 06_0228 MOD 9, MP 06_0228 MOD 10, MP 06_0228 MOD 11, MP 06_0228 MOD 12, MP 06_0228 MOD 13 and MP 06_0228 MOD 14
---------	--

2. Replacing the following definition:

Statement of Commitments	The Proponent's commitments in the EA and MOD 1, MOD 2, MOD 3, MOD 4, MOD 5, MOD 6, MOD 7, MOD 8, MOD 9, MOD 10, MOD 11, MOD 12, MOD 13 and MOD 14
--------------------------	--

In Schedule 2: Administrative Conditions:

3. Inserting new Condition 2o) after Condition 2n) as follows:

- o) modification request MP 06_0228 (MOD 14), accompanying Environmental Assessment and plans dated December 2017, prepared by Cowman Stoddart Pty Ltd (see Appendix 2N).

4. Inserting new Condition 5A after Condition 5 as follows:

- 5A Within 6 months of the date of approval of MOD 14, or as otherwise agreed by the Secretary, the Proponent shall surrender all existing development consents and project approvals for the former Paper Mill site in accordance with the EP&A Regulation.

In Schedule 3: Specific Environmental Conditions:

5. Inserting a new row in Table 1 in Condition 11 as follows:

Table 1: Construction and Operation Hours for the Project

Activity	Day	Time
Use of Paper Mill site	Monday – Saturday	7:00 am to 6:00 pm
	Sunday and Public Holidays	8:00 am to 6:00 pm

6. Inserting new rows in Table 2 in Condition 12 as follows:

Table 2: Project Noise Limits

Location	Day LA _{eq} (15 minute) dB(A)
R1 – 390 Bolong Road Bomaderry	40
R2 – Pig (Burruga) Island	40
R3 – 39 Hanigans Lane Bomaderry	40
R4 – 1 Bryant Street Terara	40

7. Amending the Note to Condition 12 as follows:

Note: To interpret the locations referred to in Table 2, see the maps in Appendix 4. Noise generated by the project is to be measured in accordance with the relevant requirements of the EPA's Noise Policy for Industry 2017.

8. Inserting a new Condition 14O after Condition 14N as follows:

14O) The Proponent must ensure all mobile plant and equipment used on the Paper Mill site are fitted with broadband alarms, not tonal reversing alarms, to minimise noise from the Paper Mill site.

9. Inserting a new Condition 33A after Condition 33 as follows:

33A) The Proponent must ensure the Paper Mill site is used during day time periods only, as required by Condition 11.

Note: If the Proponent intends to regularly access the Paper Mill site during evening or night time periods, the Proponent shall evaluate and upgrade the street lighting at the access points, to meet Australian Standards and the requirements of Council.

10. Inserting new Conditions 43D and 43E after Condition 43C as follows:

43D) The Proponent must ensure that all external, long-term storage areas at the Paper Mill site are set back a minimum of 11.5 metres from the crest of the Shoalhaven River bank.

43E) The Proponent must maintain and when required repair, the existing vegetation and rock protection on the Shoalhaven River bank on the Paper Mill site, to maintain the integrity and stability of the river bank.

11. Inserting a new Condition 46B after Condition 46A as follows:

46B) The Proponent must plant screening vegetation in front of the parking area at the Paper Mill site, no later than 30 June 2018.

In the Appendices:

27. Inserting a new row in the Table in Appendix 1 – Schedule of Land, as follows:

Lot	DP/FP
A	384559
1	130968
192	130968

28. Inserting a new Appendix 2N after Appendix 2M as follows:

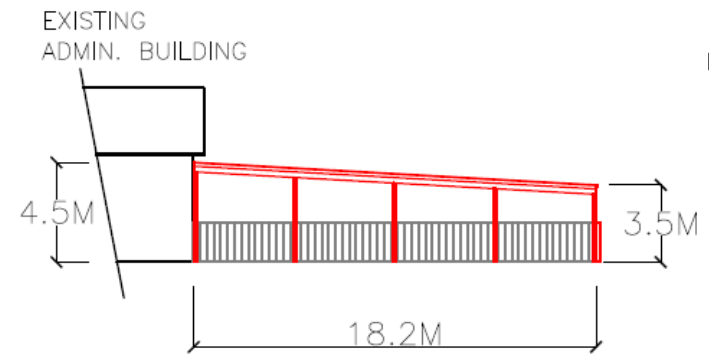
APPENDIX 2N – SITE PLANS (MP 06_0228 MOD 14)



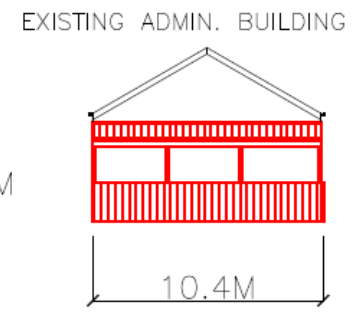
Storage Areas on Paper Mill Site



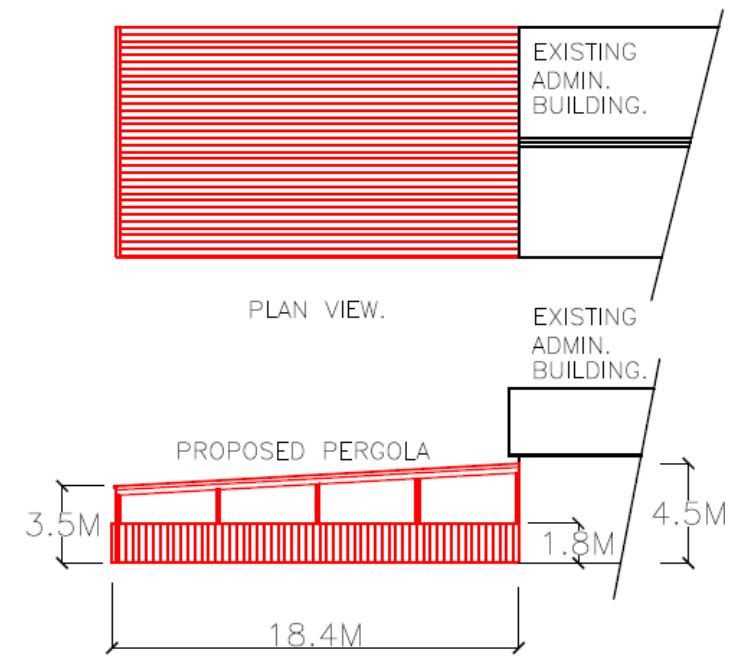
EXISTING APPROVED PLANT - BLACK.
PROPOSED PERGOLA -RED.



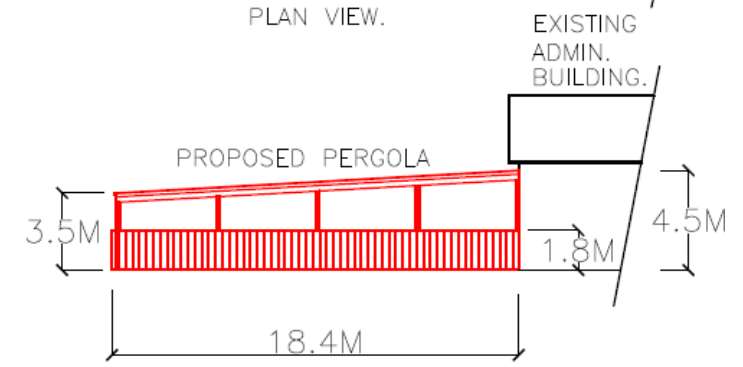
SOUTHERN ELEVATION.



EASTERN ELEVATION.



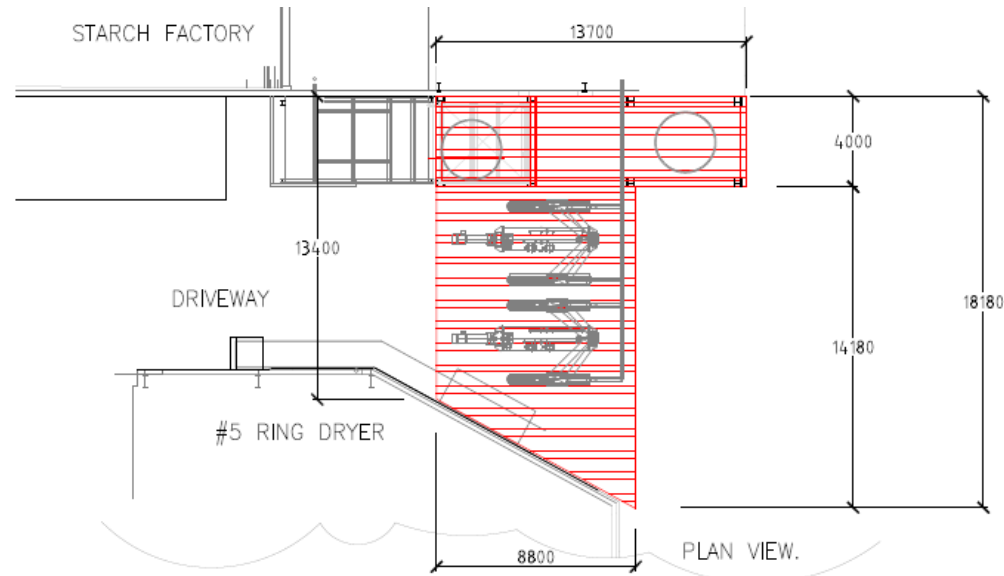
PLAN VIEW.



NORTHERN ELEVATION.

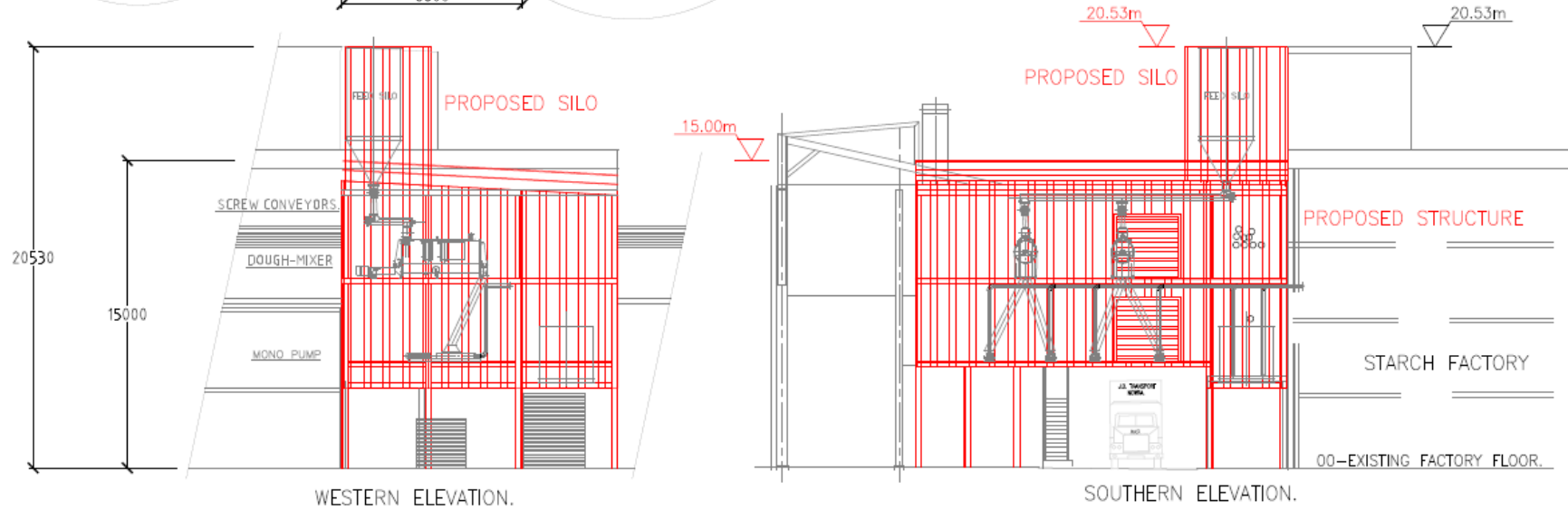
PROPOSED PERGOLA.
MATERIAL LIST.
FRAME-STEEL.
ROOF-COLORBOND.
WALLS-BRICKS AND OPEN AREA.
FLOOR-CONCRETE SLAB.

Pergola on Paper Mill Administration Building



EXISTING APPROVED PLANT - BLACK
 PROPOSED DOUGH MIXER BUILDING.-RED

PROPOSED DOUGH MIXER BUILDING.
 MATERIAL LIST.
 FRAME-STEEL.
 ROOF-COLORBOND.
 WALLS-INSULATED SANDWICH PANEL.
 FLOOR-STEEL & CONCRETE SLAB.



Dough Mixer Building

27. Inserting an additional map in Appendix 4 – Reference Map for Noise Limits, as follows:

