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SHIRE OF PROGRESS AND OPPORTUNITY

Ref: DA 16 1314

18<sup>th</sup> March, 2015

Planning Matters,  
23 Noorilla Street,  
GRIFFITH NSW 2680

Attention: Mr. Martin Ruggeri

Dear Martin,

**RE: SECTION 96(1) MODIFICATION TO DA 161314 – COTTON GINNING FACILITY**

Enclosed is the amended consent for DA 161314. The amendment was done as several errors were found in the listing of plans in condition MS1. This modification under Section 96(1) ensures that the modification approved by Council 18 February 2015 correctly lists the approved plans.

If you would like further information regarding this matter contact Council on 02 6954 4060

Yours sincerely,

**Susan Appleyard**  
**Acting Director Health, Building & Planning**



WATER • HERITAGE • INNOVATION

# MURRUMBIDGEE SHIRE COUNCIL



Form 4

## Notice of determination of a development application

issued under the *Environmental Planning and  
Assessment Act 1979* Section 81(1)(a)

### development application N°

DA 161314

### development application

applicant name

PlanningMatters *aka* RivCott P/L

applicant address

23 Noorilla Street, Griffith NSW 2680

land to be developed: address

Lots 66, 112 & 114 in Deposited Plan 750895;  
Cnr Sturt Highway and Gum Creek (Conargo)  
Road, Carrathool

proposed development

Rural industry (cotton ginning facility)

### determination

made on (date)

12<sup>th</sup> August 2014 (refer to Record of  
Decision—The Western Joint Regional Planning  
Panel)

determination

Conditional approval

Modified

18 February, 2015

consent to operate from (date)

(refer to note 1)

consent to lapse on (date)

17<sup>th</sup> August 2019

details of conditions

Refer to Attachment 'A'

(including section 94 conditions)

(refer to note 2)

reasons for conditions/refusal

Refer to Attachment 'A'

### other approvals

list *Local Government Act 1993*  
approvals granted under s 78A(5)  
integrated as part of the consent

Carry out stormwater drainage work

## MURRUMBIDGEE SHIRE COUNCIL

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### right of appeal

If you are dissatisfied with this decision section 97 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you received this notice

*\*section 97 of the Environmental Planning and Assessment Act 1979 does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry.*

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### signed

on behalf of the consent authority

signature



name

Susan Appleyard

date

18<sup>th</sup> February 2015

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### Note 1

*where the consent is subject to a condition that the consent is not to operate until the applicant satisfies a particular condition the date should not be endorsed until that condition has been satisfied.*

### Note 2

*clause 69A of the Regulation contains additional particulars to be included in a notice of determination where a condition under section 94 of the Environmental Planning and Assessment Act 1979 has been imposed.*

# DA 161314

## Attachment 'A' - Conditions

The following conditions apply to the development approval issued under s.81 (1)(a) of the *Environmental Planning and Assessment Act 1979*. It is the responsibility of the applicant, as beneficiary of this approval, to ensure that all conditions herein are complied with.

### ADMINISTRATIVE CONDITIONS

- MS 1** The development is to be carried in accordance with the listed reference documents and endorsed with Council's stamp, except where amended by other conditions of this consent. If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this Consent shall prevail to the extent of any inconsistency.

Reference documentation is also listed:

Reference Documents	Author	Date Received
Environmental Impact Statement	Warwick Stimson	27 March 2014
Appendix K - Air Quality Assessment v.3	R. Kellaghan	21 July 2014
Appendix J – Flora & Fauna Assessment v.2	Damian Wall	12 June 2014
Response to OEH – management of Aboriginal cultural heritage	Damian Wall	12 June 2014

Reference plans are also listed:

Project/Sheet N <sup>o</sup>	Sheet Name	Project Issue Date
RC1213/AO1	Site Plan	15/01/2015
RC1213/AO2	Gin Area Plan & Weighbridge Area Plan	15/01/2015
RC1213/AO3	Gin Building - Floor Plan	27/12/2013
RC1213/AO4	Gin Building - Elevations	27/12/2013
RC1213/AO5	Gin Building - Sections	27/12/2013
RC1213/AO6	Amenities Building – Floor Plan, Elevations & Roof plan	27/12/2013
RC1213/AO7	Weighbridge Office – Floor Plan, Elevations & Roof Plan	27/12/2013
RC1213/AO8	Bale Building 1 – Floor Plan, Elevations & Sections	27/12/2013
RC1213/AO9	Bale Buildings 2 & 3 – Floor Plan, Elevations & Sections	27/12/2013
RC1213/A10	Seed Buildings – Floor plan, Elevations & Sections	14/01/2015

RC1213 A10B	Seed Building Sections	14/01/2015
RC1213/A11	Workshop – Floor Plan, Elevations & Sections	27/12/2013
RC1213/A12	Water Truck Shelter & Oil Shed – Floor Plan, Elevations & Sections	27/12/2013
RC1213/A13	Module Pad detail	27/12/2013
RC1313 A03B	Gin Building Basement	27/12/2013

And also list the modifications as follows:

- Consolidation of three (3) Bale sheds into one (1) bale shed that may be constructed in stages.
- Consolidation of three (3) Seed Sheds into one (1) Seed Shed that comprises two (2) storage areas with an interconnecting awning, that may be constructed in stages. After review by Leeton's Building Inspector the additional amendments are also proposed in relation to the seed shed: removal of the internal walkway/gantry under the roof pitch; removal of external staircases at either end of the building; changes in length of initial and future construction stages; provision to also be able to unload at either end of the seed shed; relocation of seed delivery pipe from under the roof pitch to along the shed's northern wall.
- Relocation of the fire water supply tanks from adjacent to the eastern side of the Gin Building to near the site's entry point.
- Relocation of the water cart's shelter from adjacent to the fire water supply tanks.
- Consolidation of the two (2) above-ground gas tanks to one (1) above-ground gas tank.
- Provision of additional road ways around the Gin Building, Bale Building and Seed Shed(s)
- Relocation of the Oil Shed and Bulk Diesel tank from adjacent to the eastern side of the Seed Sheds to adjacent to the northern side of the Seed Shed(s).
- Alteration of the internal layout of the Gin Building.
- Provision of mounded sound buffer(s).
- Relocation of new above ground powerline servicing the development.

## **LIMITS OF CONSENT**

**MS 2** The Applicant shall not process/output/produce more than 150,000 bales of lint cotton at the site. Any further enlargement or expansion or intensification of the development will be subject to separate approval under the *Environmental Planning & Assessment Act 1979* (as amended) unless otherwise exempt from such under presiding legislation.

**MS 3** Without further approval from Murrumbidgee Shire Council, in writing, this approval will lapse and have no force or effect unless the use or development permitted is substantially commenced within five years of the date of this permit.

## **SURRENDER OF EXISTING DEVELOPMENT CONSENTS**

**MS 4** Within 12 months of this Consent, the Applicant shall surrender all existing development consents for the site, apart from this Development Consent, in accordance with Clause 97 of the EP&A Regulation.

## **CONDITIONS WHICH MUST BE SATISFIED PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT AT WORK**

- MS 5** Final positioning of the 2 x 60,000L LPG storage tanks is to be determined by the gas supplier prior to installation. Confirmation of the final location and compliance with the relevant Australian Standard/s is to be submitted to Council for approval prior to the issue of a construction certificate.
- MS 6** Detailed design drawings and specifications relating to the site storm water management system will be submitted to Council for approval prior to the commencement of construction.

## **CONDITIONS WHICH MUST BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE**

- MS 7** The Applicant must obtain an approved Conservation Property Vegetation Plan (PVP) for the areas nominated on the map (Appendix A: Final Site Layout, *Assessment of Significance Report*, Red Gum Consulting, 11/06/2014) located within Appendix J – Flora and Fauna Assessment, of the EIS.
- MS 8** Prior to the issue of the Occupation Certificate, it has to be demonstrated to Council's satisfaction that the development has been constructed to meet the requirements detailed in Dot-Points 2, 3,6&7 under Section 4.1(Noise Control Recommendations) of the Noise Impact Assessment Report, prepared by Reverb Acoustics P/L (Report N<sup>o</sup> 13-1741-R1) dated March 2014.
- MS 9** Council must be satisfied that any onsite sewage management system installed with approval under section 68 of the *Local Government Act 1993* is operationally compliant with said approval.

## **CONDITIONS WHICH MUST BE SATISFIED DURING THE ONGOING USE OF THE DEVELOPMENT**

- MS 10** The premises is to be maintained so as to reduce the generation of waste, increase energy efficiency and minimize potential hazards onsite.

## **OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT**

- MS 11** The Applicant shall implement all reasonable and feasible measures to prevent and/or minimize any harm to the environment that may result from the construction, operation or decommissioning of the development.

## **STRUCTURAL ADEQUACY**

- MS 12** The Applicant shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures are constructed in accordance with the relevant requirements of the *Building Code of Australia*.

*Notes: Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.*

## **OPERATION OF PLANT AND EQUIPMENT**

**MS 13** The Applicant shall ensure that all plant and equipment used for the Development is:

- (a) maintained in a proper and efficient condition; and
- (b) operated in a proper and efficient manner.

## **PEST, VERMIN & WEED CONTROL**

**MS 14** The Applicant shall:

- (a) implement suitable measures to manage pests, vermin and declared noxious weeds on site; and
- (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard, or cause the loss of amenity in surrounding area.

*Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Noxious Weed Act 1993.*

## **DISCHARGE LIMITS**

**MS 15** The Applicant shall ensure that all surface water discharges from the site comply with the discharge limits (volume and quality).

## **BUNDING**

**MS 16** The Applicant shall store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's *Environmental Protection Manual: Technical Bulletin Bunding and Spill Management*.

## **EROSION AND SEDIMENT CONTROL**

**MS 17** During the construction of the development, the Applicant shall implement suitable erosion and sediment control measures on-site, in accordance with the relevant requirements in the latest version of the *Managing Urban Stormwater: Soils and Construction Guideline, Vol. 1*. 4<sup>th</sup> edition Landcom 2004

## **WASTE MANAGEMENT**

**MS 18** The Applicant shall ensure that any waste generated on the site during construction is classified in accordance with the EPA's *Waste Classification Guidelines* and disposed of to a facility that may lawfully accept the waste.

## **HERITAGE**

**MS 19a** The Applicant shall cease all works on site in the event that any Aboriginal cultural object(s) or human remains are uncovered onsite. The NSW Police, the Aboriginal Community and the Office of Environment and Heritage (OEH) are to be notified. Works shall not resume in the designated area until Consent in writing from the NSW Police and/or the OEH has been obtained.

**MS 19** The Applicant is to obtain an area based Aboriginal Heritage Permit (AHIP) prior to clearing those areas of the subject site not already impacted by irrigation land forming. The area is to be expanded where necessary in accordance with the plans the subject of the modification of consent lodged with Council on 22 October 2014.

## **LIGHTING**

**MS 20** The Applicant shall ensure that the lighting associated with the Development:

- (a) complies with the latest version of *AS 4282(INT) - Control of Obtrusive Effects of Outdoor Lighting*; and
- (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

## **LANDSCAPING**

**MS 21** Landscaping will be undertaken as outlined in the application and supporting documentation, and maintained sufficiently to sustain vegetative growth and minimize fire risk.

**MS 22** The landscaping buffer within the subject site along a proportion of the frontage to the site to the Sturt Highway and Gum Creek Road, as depicted on Site Plan Option 2, is to have an overall minimum width of 20 metres at the base and be planted with a variety of endemic species with growth ranging up to at least 15 metres mature height.

## **VEHICLE ACCESS**

**MS 23** The intersection of the access driveway with Gum Creek Road is to be located and the roadside maintained so as to provide the required Safe Intersection Sight Distance (SISD) in either direction in accordance with the Austroads Publications for the prevailing speed limit.



- MS 24** As a minimum the intersection of the access driveway with Gum Creek Road is to be constructed to provide a sealed Basic Right Turn (BAR) and Basic Left Turn (BAL) treatment in accordance with the *Austroads Guide to Road Design* for the prevailing speed limit and to cater for B-Triple vehicle access to the site.
- MS 25** As Gum Creek Road is an approved Road Train route the proposed intersection and access driveway shall be designed and constructed to accommodate the swept path of a B-Triple vehicle and with a minimum width to provide for two way movement from its intersection with Gum Creek Road to the proposed weigh bridge within the development site. As a minimum the intersection and driveway is to be line marked to separate the sweep path of vehicles entering and exiting the site however a splitter island or like structure may be appropriate. Associated directional marking and signage is to be installed and maintained in accordance with Australian Standards.
- MS 26** As a minimum the access driveway shall be constructed as a "Rural Property Access" type treatment in accordance with the *Austroads Guide to Road Design* and be constructed perpendicular (or at an angle of not less than 70 degrees) to the carriageway of the highway.
- MS 27** As a minimum the access driveway shall be sealed from its intersection with Gum Creek Road to the property boundary. This is required to prevent the tracking of gravel onto the roadway. As a minimum the driveway within the subject property shall be constructed using an all weather surface and treated to minimise dust leaving the subject site. A management plan to provide measures to suppress dust generation from the development site and the access road shall be prepared and implemented.
- MS 28** The driveway and its intersection with Gum Creek Road shall be designed and constructed so that any vehicles entering or exiting the subject site are not required to cross to the opposing travel lane of Gum Creek Road in order to perform the access or egress manoeuvre to the subject site.
- MS 29** Any entry gate to the development site shall be located at least 40m from the edge of seal of the carriageway of Gum Creek Road or at the property boundary whichever is the greater. This is to allow for storage of long vehicles when gates are to be opened.
- MS 30** All vehicle parking required to service the development is to be provided on-site. The off-street car park layout associated with the proposed development including driveway design and location, internal aisle widths, parking bay dimensions and loading bays are to be in accordance with AS 2890.1-2004 "Off-street car parking" and AS 2890.2-2002 "Off-street commercial vehicle facilities".
- MS 31** The swept path of the largest vehicles entering and exiting the subject site and manoeuvrability through the site is to be in accordance with AS 2890.2-2002 "Off-street commercial vehicle facilities" and to Councils satisfaction. For road safety reasons, all vehicle access driveways, and the internal layout of the development, shall be designed to allow all vehicles to enter and exit the subject site in a forward direction and not be required to reverse onto the adjoining road reserve.

**MS 32** Prior to any works commencing within the road reserve the applicant must apply for and obtain approval under Section 138 of the *Roads Act 1993* from the road authority (Council). Any works within the road reserve require a Traffic Control Plan in accordance with the Traffic Control at Work Sites Manual adopted by Roads and Maritime Services.

**MS 33** The Applicant shall ensure that:

- a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the Development are constructed and maintained in accordance with the latest versions of AS 2890.1 and AS 2890.2;
- b) the swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, is in accordance with AUSTROADS;
- c) the Development does not result in any vehicles queuing on the public road network;
- d) heavy vehicles and bins associated with the Development do not park or stand on local roads or footpaths in the vicinity of the site;
- e) all vehicles are wholly contained on site before being required to stop;
- f) all loading and unloading of materials is carried out on site; and
- g) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

**MS 34** Reconstruct the road from the Sturt Highway with a 9.6m formation and a 7.6m wide seal (Total Length = 600m) and designed to Austroads Guide to Road design which will need to be approved by the Director of Community Infrastructure & Sustainability prior to construction. The seal is to be a two coat seal design and installed as per the RMS Guide to QA Specification – Sprayed Bitumen Surfacing (with Cutback Bitumen) NR106 E1/R1. Traffic Management is to comply with RMS Traffic Control at Work Site Manual Version 4.0, 2010 and also Australian Standard 1742, 2009 Manual Uniform Control devices.

**MS 35** A Review of Environmental Factor (REF) would need to be carried out to remove the trees so that the road can be widened. The REF will need to include the following items of Cultural Heritage Clearance Survey and Environmental Flora and Fauna Survey. The REF will also address the Environmental Protection and Soil and Water Management as per RMS General Specifications G36 E4/R2 Environmental Protection and G38 E2/R0 Soil and Water Management

**MS 36** Road to be line marked and Pavement Marked to RMS Specifications (edge lines, centre lines, hold lines, BAL, BAR line work, Guide Posting, Signposting and Raised Pavement Marking) The RMS Specification for these requirements

are R131 E4/R1 Guide Posts, R141 E6/R6 Reflective Raised Pavement Markers, and R143 E4/R3 Signposting

#### **ENVIRONMENTAL REPORTING**

- MS 37** Within 24 hours of the occurrence of an incident that causes (or may cause) harm to the environment, the Applicant shall notify the Murrumbidgee Shire Council and any other relevant agencies of the incident.
- MS 38** Within 7 days of the detection of the incident, the Applicant shall provide the Murrumbidgee Shire Council and any relevant agencies with a detailed report on the incident.

## CONDITIONS REQUIRED BY AN EXTERNAL AUTHORITY

### NSW Roads and Maritime Service

The following conditions are required to be incorporated into the approval by the NSW Roads and Maritime Service (RMS).

- RMS 1** Vehicular access directly to the development site from the road reserve of the Sturt Highway (HW14) is denied. Any existing driveways or gates to the Sturt Highway are to be removed and the road reserve is to be restored to match the surrounding roadside in accordance with Council requirements. Any damage or disturbance to the road reserve of the Sturt Highway is to be restored to match surrounding landform in accordance with Council requirements.
- RMS 2** The proposed development shall provide and maintain sufficient area on the subject site to allow for the storage of all vehicles intending to access the site. At no time shall vehicles be required to queue onto the road reserve of the Sturt Highway (HW14).
- RMS 3** A management plan to address construction activity access and parking is to be prepared prior to commencement of construction activity on the development site. Vehicular access from the road reserve of the Sturt Highway for construction related activity is denied. Appropriate signage and fencing is to be installed and maintained to effect this requirement for the duration of the construction works.
- RMS 4** Due to current vehicle restrictions in Victoria any processed goods leaving the development with an intended destination in Victoria shall be transported by B-double vehicles or smaller.
- RMS 5** Suitable drainage treatment is to be implemented to retard any increased storm water run-off directly from the subject site to the road reserve of the Sturt Highway (HW14).
- RMS 6** The intersection of the Sturt Highway (HW14) with Gum Creek Road shall be constructed as an Auxiliary Right Turn (AUR) and Auxiliary Left Turn (AUL) intersection treatment within the Sturt Highway (HW14). The design and construction of the intersection treatment shall be in accordance with the Austroads Guide to Road Design as amended by the Roads and Maritime Services supplements for the prevailing speed limit and be designed for heavy articulated vehicles to 36.5 metres in length. The pavement standards are to be in accordance with the requirements of Roads and Maritime Services for the proposed turning traffic.

An audit of the existing intersection treatment as constructed is to be undertaken by an appropriately qualified person to assess the compliance of the existing intersection as constructed with the intersection treatment as required and the integrity of the existing pavement and raised concrete swept path treatments including kerb and gutter to cater to the expected turning traffic volumes and the through traffic along the Sturt Highway. Should the intersection not comply with these requirements the intersection

and pavement treatment is to be designed and constructed as to comply with the adopted standards.

**RMS 7** Works within the road reserve of the Sturt Highway (HW14) requires concurrence from Roads and Maritime Services under section 138 of the Roads Act 1993 prior to commencement of any such works. The developer is responsible for all public utility adjustment/relocation works, necessitated by the development and as required by the various public utility authorities and/or their agents.

**RMS 8** Any works associated with the proposed development shall be at no cost to Roads and Maritime Services.

**RMS 9** Should the audit ascertain that works are required to be undertaken then the following additional requirements will apply;

- a) The Sturt Highway (HW14) is part of the State Road network. For works on the State Road network the developer is required to enter into a Works Authorisation Deed (WAD) with Roads and Maritime Services before finalising the design or undertaking any construction work within or connecting to the road reserve. The applicant is to contact the Land Use Manager for the South West Region on Ph. 02 6938 1111 for further detail.
- b) The developer will be required to submit detailed design plans and all relevant additional information including cost estimates and pavement design details for the works, as may be required in the Works Authorisation Deed documentation, for each specific change to the state road network for assessment and approval by Roads and Maritime Services. However, the developer is encouraged to submit concept plans of the layout of the proposed works for checking by Roads and Maritime Services prior to undertaking the detailed design phase.

## NSW Environmental Protection Authority

The following conditions (General Terms of Approval - EPA Attachment 'A' and EPA Attachment 'B') are required to be incorporated into the approval by the NSW Environmental Protection Authority (EPA) as an approval authority under section 91 of the *Environmental Planning & Assessment Act 1979*.

### EPA Part 'A'

#### ADMINISTRATIVE CONDITIONS

##### **A1. Information supplied to the EPA**

**A1.1** Except as expressly provided by these general terms of approval, works and activities must be carried out in accordance with the proposal contained in:

- the development application No 161314 submitted to Murrumbidgee Shire Council on 19 March 2014;
- the environmental impact statement titled 'Proposed Agricultural Produce Industry (Cotton Ginning Facility)' dated March 2014 relating to the development;
- the amended environmental impact statement Appendix K (Air Quality Assessment) dated April 2014,
- the Air Quality Assessment - Carrathool Cotton Gin - Rivcott Limited dated 24 June 2014, and
- the additional information provided in the Pacific Environment Limited report titled "Final - Air Quality Assessment - Carrathool Cotton Gin - Rivcott Limited" provided to the EPA on 21 July 2014.

##### **A2 Fit and Proper Person**

**A2.1** The applicant must, in the opinion of the EPA, be a fit and proper person to hold a licence under the Protection of the Environment Operations Act 1997, having regard to the matters in s.83 of that Act.

#### DISCHARGES TO AIR AND WATER AND APPLICATIONS TO LAND

##### **P1. Location of monitoring/discharge points**

**P1.1** The following points referred to in the table below are identified for the purposes of monitoring and/or setting limits for the emission of pollutants to the air from the point.

##### **Air**

EPA Identificat ion no.	Type of Monitoring Point	Type of Discharge Point	Description of Location
1	Air emissions monitoring	Discharge to Air	#1A Pull <description of location with reference to map>
2	Air emissions monitoring	Discharge to Air	#2A Hot Air Pull <description of location with reference to map>
3	Air emissions monitoring	Discharge to Air	3A Hot Air Pull <description of location with reference to map>

4	Air emissions monitoring	Discharge to Air	A OFLO <description of location with reference to map>
5	Air emissions monitoring	Discharge to Air	Feed dust <description of location with reference to map>
6	Air emissions monitoring	Discharge to Air	1A LC <description of location with reference to map>
7	Air emissions monitoring	Discharge to Air	1B LC <description of location with reference to map>
8	Air emissions monitoring	Discharge to Air	A Batt Con <description of location with reference to map>
9	Air emissions monitoring	Discharge to Air	A Mote <description of location with reference to map>
10	Air emissions monitoring	Discharge to Air	B Mote <description of location with reference to map>

## LIMIT CONDITIONS

### **L1. Pollution of waters**

- L1.1** Except as may be expressly provided by a licence under the Protection of the Environment Operations Act 1997 in relation of the development, section 120 of the Protection of the Environment Operations Act 1997 must be complied with in connection with the carrying out of the development.

### **L2. Waste**

- L2.1** The licensee must not cause, permit or allow any waste generated outside the premises to be received at the premises for storage, treatment, processing, reprocessing or disposal or any waste generated at the premises to be disposed of at the premises, except as expressly permitted by a licence under the Protection of the Environment Operations Act 1997.
- L2.2** This condition only applies to the storage, treatment, processing, reprocessing or disposal of waste at the premises if it requires an environment protection licence under the Protection of the Environment Operations Act 1997.

### **L3. Hours of construction work**

- L3.1** All construction work at the premises must only be conducted between Monday to Friday 7.00am to 6.00pm and Saturdays between 8.00 am and 1.00 pm.
- L3.2** The hours of construction specified in conditions L3.1 may be varied with written consent if the EPA is satisfied that the amenity of the residents in the locality will not be adversely affected.

### **L4. Processing limits**

- L4.1** The premise must not process more than 150 000 tonnes of raw cotton per annum.

**L5. Concentration limits**

**L5.1** For each monitoring/discharge point specified in the table below (by a point number), the applicant must not exceed the concentration limits specified for the pollutant in the table.

**L5.2** Air discharge concentration limits.

**POINT 1**

Pollutant	Units of measure	100 percentile limit	Reference Conditions	Averaging Period
Solid Particles (Total)	mg/m <sup>3</sup>	50	Dry, 273K, 101.3kPa	1-hour

**POINT 2**

Pollutant	Units of measure	100 percentile limit	Reference Conditions	Averaging Period
Solid Particles (Total)	mg/m <sup>3</sup>	25	Dry, 273K, 101.3kPa	1-hour

**POINT 3**

Pollutant	Units of measure	100 percentile limit	Reference Conditions	Averaging Period
Solid Particles (Total)	mg/m <sup>3</sup>	10	Dry, 273K, 101.3kPa	1-hour

**POINT 4**

Pollutant	Units of measure	100 percentile limit	Reference Conditions	Averaging Period
Solid Particles (Total)	mg/m <sup>3</sup>	20	Dry, 273K, 101.3kPa	1-hour

**POINT 5**

Pollutant	Units of measure	100 percentile limit	Reference Conditions	Averaging Period
Solid Particles (Total)	mg/m <sup>3</sup>	45	Dry, 273K, 101.3kPa	1-hour

**POINT 6**

Pollutant	Units of measure	100 percentile limit	Reference Conditions	Averaging Period
Solid Particles (Total)	mg/m <sup>3</sup>	40	Dry, 273K, 101.3kPa	1-hour

**POINT 7**

Pollutant	Units of measure	100 percentile limit	Reference Conditions	Averaging Period
Solid Particles (Total)	mg/m <sup>3</sup>	40	Dry, 273K, 101.3kPa	1-hour

**POINT 8**

Pollutant	Units of measure	100 percentile limit	Reference Conditions	Averaging Period
Solid Particles (Total)	mg/m <sup>3</sup>	15	Dry, 273K, 101.3kPa	1-hour

**POINT 9**



Pollutant	Units of measure	100 percentile limit	Reference Conditions	Averaging Period
Solid Particles (Total)	mg/m <sup>3</sup>	45	Dry, 273K, 101.3kPa	1-hour

#### **POINT 10**

Pollutant	Units of measure	100 percentile limit	Reference Conditions	Averaging Period
Solid Particles (Total)	mg/m <sup>3</sup>	20	Dry, 273K, 101.3kPa	1-hour

#### **L6. Noise limits**

##### **L6.1** Noise from the premises must not exceed:

- an LAeq (15 minute) noise emission criterion of 35 dB(A) at any time.

##### **L6.2** Noise from the premises is to be measured at nearest sensitive receptor not related to the development to determine compliance with this condition.

##### **L6.3** The noise limits set out in condition L6.1 apply under all meteorological conditions except for the following:

- a) Wind speeds greater than 3 metres/second at 10 metres above ground level; or
- b) Stability category F temperature inversion conditions and wind speeds greater than 2 metres/second at 10 metres above ground level; or
- c) Stability category G temperature inversion conditions.

#### **Definition**

LAeq (15 minute) is the equivalent continuous noise level - the level of noise equivalent to the energy average of noise levels occurring over a measurement period of 15 minutes.

#### **Note: Noise measurement**

*For the purpose of noise measurement required for this condition, the LAeq noise level must be measured or computed at the nearest residential receiver not related to the development over a period of 15 minutes using "FAST" response on the sound level meter.*

*For the purpose of the noise criteria for this condition, 5dBA must be added to the measured level if the noise is substantially tonal or impulsive in character. The location or point of impact can be different for each development, for example, at the closest residential receiver or at the closest boundary of the development. Measurement locations can be:*

- 1 metre from the facade of the residence for night time assessment; at the residential boundary;
- 30 metres from the residence (rural situations) where boundary is more than 30 metres from residence.

## **OPERATING CONDITIONS**

### **01. Odour**

- 01.1** No condition of this licence identifies a potentially offensive odour for the purposes of section 129 of the Protection of the Environment Operations Act 1997.

Note: Section 129 of the Protection of the Environment Operations Act 1997, provides that the licensee must not cause or permit the emission of any offensive odour from the premises but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

### **02. Dust**

- 02.1** Activities occurring at the premises must be carried out in a manner that will minimise emissions of dust from the premises.

### **03. Noise**

- 03.1** An acoustic barrier constructed to a height of 2500 millimetres must be installed immediately adjacent to the north edge of the access road, as depicted in Appendix B (Site Plan) of the Noise Impact Assessment prepared by Reverb Acoustics dated March 2014.
- 03.2** A foil faced building blanket at least 30 millimetres thick must be installed on the underside of the Fan Bank awning.
- 03.3** A speed limit of 25 kilometres per hour must be imposed on all access roads.

## **MONITORING AND RECORDING CONDITIONS**

### **M1 Monitoring records**

- M1.1** The results of any monitoring required to be conducted by the EPA's general terms of approval, or a licence under the Protection of the Environment Operations Act 1997, in relation to the development or in order to comply with the load calculation protocol must be recorded and retained as set out in conditions M1.2 and M1.3.
- M1.2** All records required to be kept by the licence must be:
- in a legible form, or in a form that can readily be reduced to a legible form;
  - kept for at least 4 years after the monitoring or event to which they relate took place; and produced in a legible form to any authorised officer of the EPA who asks to see them.

**M1.3** The following records must be kept in respect of any samples required to be collected:

- the date(s) on which the sample was taken;
- the time(s) at which the sample was collected;
- the point at which the sample was taken; and
- the name of the person who collected the sample.

**M2. REQUIREMENT TO MONITOR CONCENTRATION OF POLLUTANTS DISCHARGED**

**M2.1** For each monitoring/ discharge point or utilisation area specified below (by a point number), the applicant must monitor (by sampling and obtaining results by analysis) the concentration of each pollutant specified in Column 1. The applicant must use the sampling method, units of measure, and sample at the frequency, specified opposite in the other columns:

**M2.1** Air monitoring requirements

**Points 1-10**

Pollutant	Units of measure	Frequency	Sampling Method
Solid Particles (Total)	mg/m <sup>3</sup>	Post commissioning	TM-15
Moisture	%	Post commissioning	TM-22
Molecular weight of stack gases	g/g.mol	Post commissioning	TM-23
Oxygen	%	Post commissioning	TM-25
Temperature	°C	Post commissioning	TM-2
Velocity	m/s	Post commissioning	TM-2
Volumetric flow rate	m <sup>3</sup> /s	Post commissioning	TM-2
Selection of sampling positions	-	-	TM-1

**M3. REQUIREMENT TO MONITOR VOLUME OR MASS**

**M3.1** For each discharge point or utilisation area specified below, the applicant must monitor:

- the volume of liquids discharged to water or applied to the area;
- the mass of solids applied to the area;
- the mass of pollutants emitted to the air,
- over the interval, at the frequency and using the method and units of measure, specified below.

Point	Units of measure	Frequency	Sampling Method
To be determined (Cotton trash and mulching location)	Tonnes	Continuous	Estimate

#### **M4. TESTING METHODS - CONCENTRATION LIMITS**

**M4.1** Monitoring for the concentration of a pollutant emitted to the air required to be conducted by the EPA's general terms of approval, or a licence under the Protection of the Environment Operations Act 1997, in relation to the development or in order to comply with a relevant local calculation protocol must be done in accordance with:

- any methodology which is required by or under the POEO Act 1997 to be used for the testing of the concentration of the pollutant; or
- if no such requirement is imposed by or under the POEO Act 1997, any methodology which the general terms of approval or a condition of the licence or the protocol (as the case may be) requires to be used for that testing; or
- if no such requirement is imposed by or under the POEO Act 1997 or by the general terms of approval or a condition of the licence or the protocol (as the case may be), any methodology approved in writing by the EPA for the purposes of that testing prior to the testing taking place.'

Note: The *Protection of the Environment Operations (Clean Air) Regulation 2010* requires testing for certain purposes to be conducted in accordance with test methods contained in the publication "Approved Methods for the Sampling and Analysis of Air Pollutants in NSW".

#### **REPORTING CONDITIONS**

##### **R1. Annual returns**

**R1.1** The applicant must provide an annual return to the EPA in relation to the development as required by any licence under the Protection of the Environment Operations Act 1997 in relation to the development. In the return the applicant must report on the annual monitoring undertaken (where the activity results in pollutant discharges), provide a summary of complaints relating to the development, report on compliance with licence conditions and provide a calculation of licence fees (administrative fees and, where relevant, load based fees) that are payable.

#### **SPECIAL CONDITIONS**

##### **E1. Post commissioning air emission report**

**E1.1** By 1 September 2015 the licensee must submit a written report to the EPA detailing the results of post commissioning source emissions sampling and analysis undertaken in accordance with the requirements specified in condition M2.1. The report must assess compliance with the limit conditions specified in condition L5.2.

##### **E2. Unsealed Road Management Plan**

**E2.1** By 1 March 2015 the licensee must submit an Unsealed Road Air Quality Management Plan to the EPA. The report must include the following information about the proposed watering of haul roads to achieve 75% control of dust emissions:

- **Key performance indicators (KPI)** including watering application rates, frequency, locations, soil moisture content benchmarks and upper limits of silt loading for unsealed roads.
- **Monitoring method** to quantify source control effectiveness and to enable direct comparison with units of measure relevant to each KPI.
- **Location, frequency and duration of monitoring** which must be relevant to each nominated KPI.
- **Record keeping** to ensure monitoring information kept, to enable compliance reporting and for auditing purposes.
- **Response mechanisms** to address potential problems and ensure contingency measures are in place.

## **EPA Part 'B' – Mandatory Conditions for all EPA licences**

### **ADMINISTRATIVE CONDITIONS**

#### **Other activities**

This licence applies to all other activities carried on at the premises, including:

- Waste storage

#### **Operating conditions**

##### **Activities must be carried out in a competent manner**

Licensed activities must be carried out in a competent manner.

This includes:

- the processing, handling, movement and storage of materials and substances used to carry out the activity; and
- the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

#### **Maintenance of plant and equipment**

All plant and equipment installed at the premises or used in connection with the licensed activity:

- must be maintained in a proper and efficient condition; and
- must be operated in a proper and efficient manner.

#### **Monitoring and recording conditions**

##### **Recording of pollution complaints**

The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies.

The record must include details of the following:

- the date and time of the complaint;
- the method by which the complaint was made;
- any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
- the nature of the complaint;
- the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant;
- and if no action was taken by the licensee, the reasons why no action was taken.

The record of a complaint must be kept for at least 4 years after the complaint was made.

The record must be produced to any authorised officer of the EPA who asks to see them.

### **Telephone complaints line**

The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.

The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.

This condition does not apply until 3 months after this condition takes effect.

## **REPORTING CONDITIONS**

### **Annual Return documents**

#### **What documents must an Annual Return contain?**

The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:

- a Statement of Compliance; and
- a Monitoring and Complaints Summary.
- A copy of the form in which the Annual Return must be supplied to the EPA accompanies this licence. Before the end of each reporting period, the EPA will provide to the licensee a copy of the form that must be completed and returned to the EPA.

#### **Period covered by Annual Return**

An Annual Return must be prepared in respect of each reporting, except as provided below:

*Note: The term “reporting period” is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period.*

Where this licence is transferred from the licensee to a new licensee,

- the transferring licensee must prepare an annual return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and
- the new licensee must prepare an annual return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.

*Note: An application to transfer a licence must be made in the approved form for this purpose.*

Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an annual return in respect of the period commencing on the first day of the reporting period and ending on in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or in relation to the revocation of the licence – the date from which notice revoking the licence operates.

#### **Deadline for Annual Return**

The Annual Return for the reporting period must be supplied to the EPA by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the ‘due date’).

#### **Licensee must retain copy of Annual Return**

The licensee must retain a copy of the annual return supplied to the EPA for a period of at least 4 years after the annual return was due to be supplied to the EPA.

#### **Certifying of Statement of Compliance and Signing of Monitoring and Complaints Summary**

Within the Annual Return, the Statement of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:

- (a) the licence holder; or
- (b) by a person approved in writing by the EPA to sign on behalf of the licence holder.

#### **Notification of environmental harm**

Note: The licensee or its employees must notify the EPA and other relevant authorities of incidents causing or threatening material harm to the environment immediately after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act

Notifications to the EPA can be made by telephoning the EPA’s Environment Line service on 131 555.

The licensee must provide written details of the notification to the EPA within 7 days of the date on which the incident occurred.

**Written report**

Where an authorised officer of the EPA suspects on reasonable grounds that:

- (a) where this licence applies to premises, an event has occurred at the premises;  
or
- (b) where this licence applies to vehicles or mobile plant,

and the event has occurred in connection with the carrying out of the activities authorised by this licence, and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.

The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.

The request may require a report which includes any or all of the following information:

- the cause, time and duration of the event;
- the type, volume and concentration of every pollutant discharged as a result of the event;
- the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event; and
- the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;
- action taken by the licensee in relation to the event, including any follow-up contact with any complainants; (details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event);
- any other relevant matters.

The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.



## GENERAL CONDITIONS

### Copy of licence kept at the premises or on the vehicle or mobile plant

A copy of this licence must be kept at the premises or on the vehicle or mobile plant to which the licence applies.

The licence must be produced to any authorised officer of the EPA who asks to see it.

The licence must be available for inspection by any employee or agent of the licensee working at the premises or operating the vehicle or mobile plant.

## REASONS FOR CONDITIONS

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1. To ensure compliance with the *Environmental Planning and Assessment Act 1979*.
2. To ensure that the development is completed in accordance with conditions of consent and approved plans.
3. To minimize environmental impact and impact upon public assets, degradation of natural resources, and to enhance amenity.
4. To provide for a quality environment, safe and efficient movement of people and to ensure public safety and interest.
5. As required by approval authorities to be incorporated in the conditions of approval.

## ATTACHMENT 'B' – ADVISORY NOTES

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- a) This consent/approval relates only to the new work nominated on the approved consent plans and does not approve or regularise any existing building or structures or land uses within the property boundaries or within Council's road reserve.
- b) Failure to comply with the relevant provisions of the *Environmental Planning & Assessment Act 1979* (as amended) and/or the conditions of this Development Consent may result in the serving of penalty notices under the summary offences provisions of the above legislation or legal action through the Land & Environment Court, again pursuant to the above legislation.
- c) Should any of the determination not be acceptable, you are entitled to request reconsideration under s.82A of the *Environmental Planning & Assessment Act 1979* (as amended). Such request to Council must be made in writing, together with the appropriate fees as advised at the time of lodgement of such request, within 1 year from the date of determination.
- d) If you are not satisfied with this decision, s.97 of the *Environmental Planning & Assessment Act 1979* (as amended), gives you the right of appeal to the Land & Environment Court within 6 months of the endorsement of this Consent.

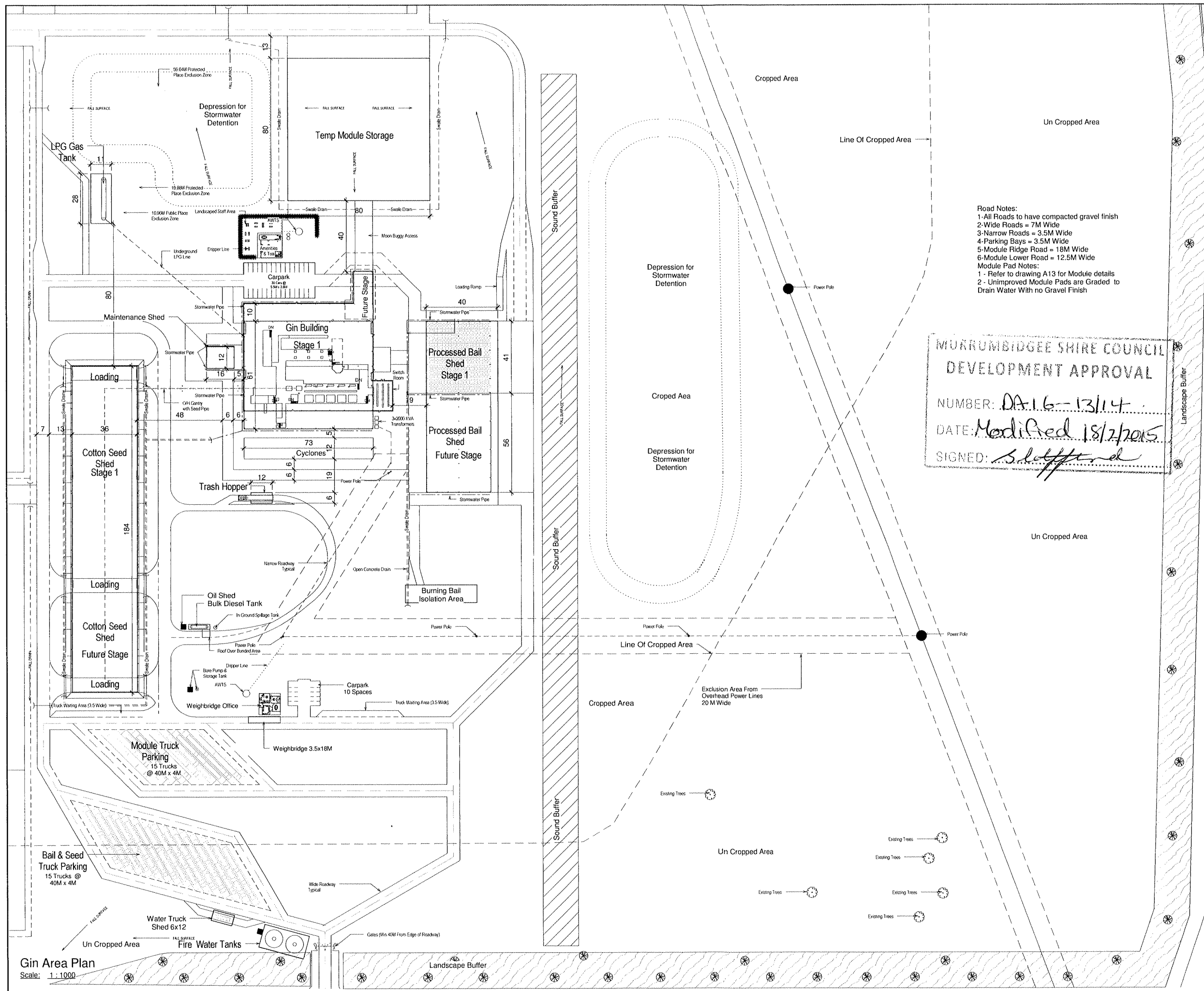


Site Plan  
Scale: 1:3000

- Road Notes:
- 1-All Roads to have compacted gravel finish
  - 2-Wide Roads = 7M Wide
  - 3-Narrow Roads = 3.5M Wide
  - 4-Parking Bays = 3.5M Wide
  - 5-Module Ridge Road = 18M Wide
  - 6-Module Lower Road = 12.5M Wide
- Module Pad Notes:
- 1 - Refer to drawing A13 for Module details
  - 2 - Unimproved Module Pads are Graded to Drain Water With no Gravel Finish

MURKUMBIDGEE SHIRE COUNCIL  
DEVELOPMENT APPROVAL  
NUMBER: DA-16-13/14  
DATE: Modified 18/2/2015  
SIGNED: *[Signature]*

		Project: Proposed Cotton Gin	
		Lot 1 of the Subdivision of Lots 66, 112, 114 & 115 DP750895 and Lot 1 DP 134959 Cnr Gum Creek Rd & Sturt Hwy Carrathool NSW	
Client: RivCott		Drawing Title: Site Plan	
Drawing No: RC1213		Drawing No: A01	
Date: 27/12/2013		Scale: 1:3000	
Designed: G Lanza		Checked: G Lanza	



Road Notes:  
1-All Roads to have compacted gravel finish  
2-Wide Roads = 7M Wide  
3-Narrow Roads = 3.5M Wide  
4-Parking Bays = 3.5M Wide  
5-Module Ridge Road = 18M Wide  
6-Module Lower Road = 12.5M Wide  
Module Pad Notes:  
1 - Refer to drawing A13 for Module details  
2 - Unimproved Module Pads are Graded to Drain Water With no Gravel Finish

MURRUMBIDGE SHIRE COUNCIL  
DEVELOPMENT APPROVAL  
NUMBER: DA 16-13/14  
DATE: Modified 18/2/2015  
SIGNED: S. Schaffner

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**ZEPLAN**  
DRAFTING SERVICES

Project: Proposed Cotton Gin

Location: Lot 1 of the Subdivision of Lots 66, 112, 114 & 115 DP750895 and Lot 1 DP 134959 Cnr Gum Creek Rd & Sturt Hwy Carrathool NSW

Client: RivCott

Drawing Title: Gin Area Plan & Weighbridge Area Plan

Job No	RC1213	Drawing No	A02
Date	27/12/2013	Scale	1: 1000
Designed	G Lanza	Drawn	G Lanza
Checked	G Lanza	Page Size	A1

Planner: **Planning matters**  
DEVELOPMENT SERVICE

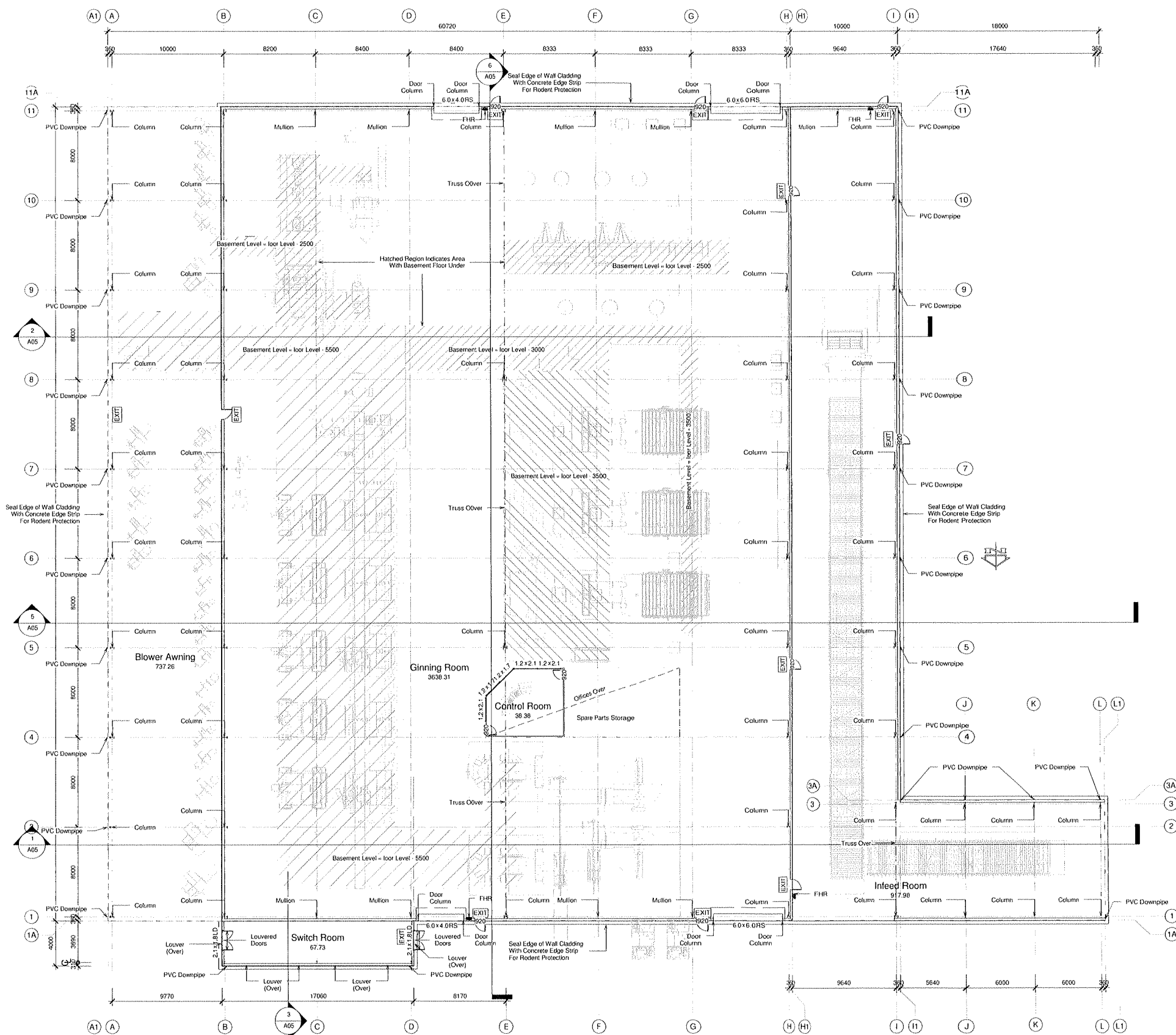
Rev	Date	Description	By	Check
A	16/02/2014	Final Layout Revised		
B	17/02/2014	Building added to Trash & Stormwater Pump Address		
C	18/02/2014	Road Layout Redacted		
D	18/02/2014	Buildings & Layout Revised		
E	20/02/2014	Base Pump & Tanks Relocated		
F	25/02/2014	Facility Buildings Relocated		
G	15/03/2015	Seed Shed Relocated		

MURRUMBIDGEE SHIRE COUNCIL  
DEVELOPMENT APPROVAL

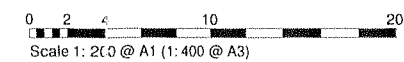
NUMBER: 161344

DATE: 13th August 14

SIGNED: [Signature]



Floor Plan  
Scale: 1:200



**ZEPLAN**  
DRAFTING SERVICES

Project: Proposed Cotton Gin

Location: Lot 1 of the Subdivision of Lots 66, 112, 114 & 115 DP750895 and Lot 1 DP 134959 Cnr Gum Creek Rd & Sturt Hwy Carrathool NSW

Client: RivCott

Drawing Title: Gin Building - Floor Plan

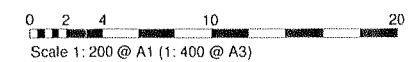
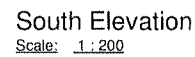
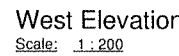
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Prepared: [Signature]

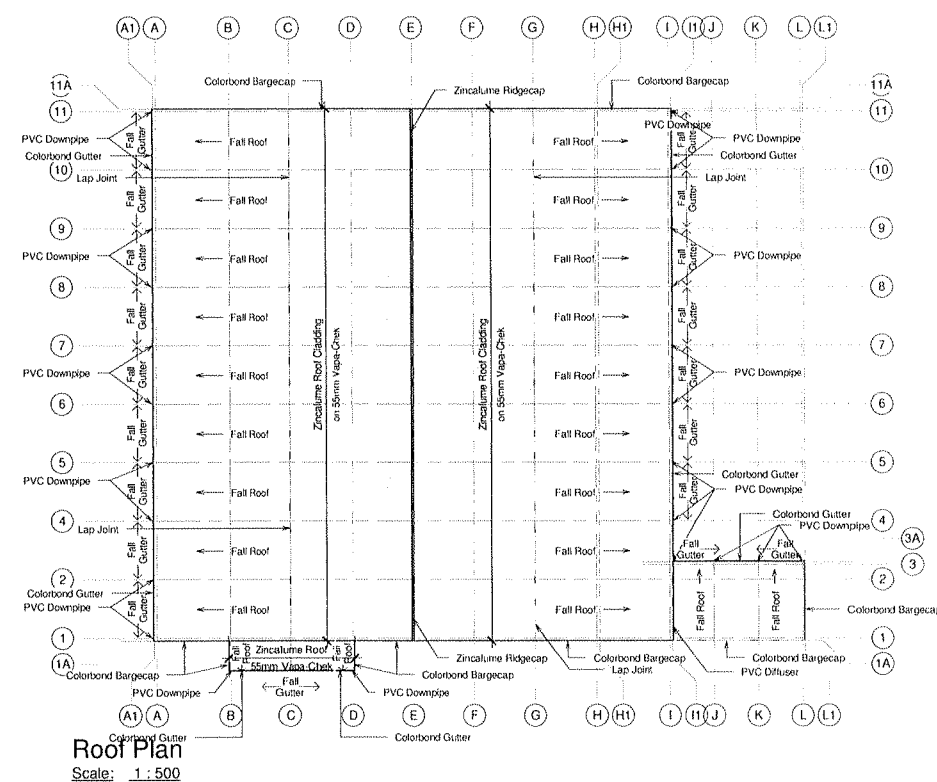
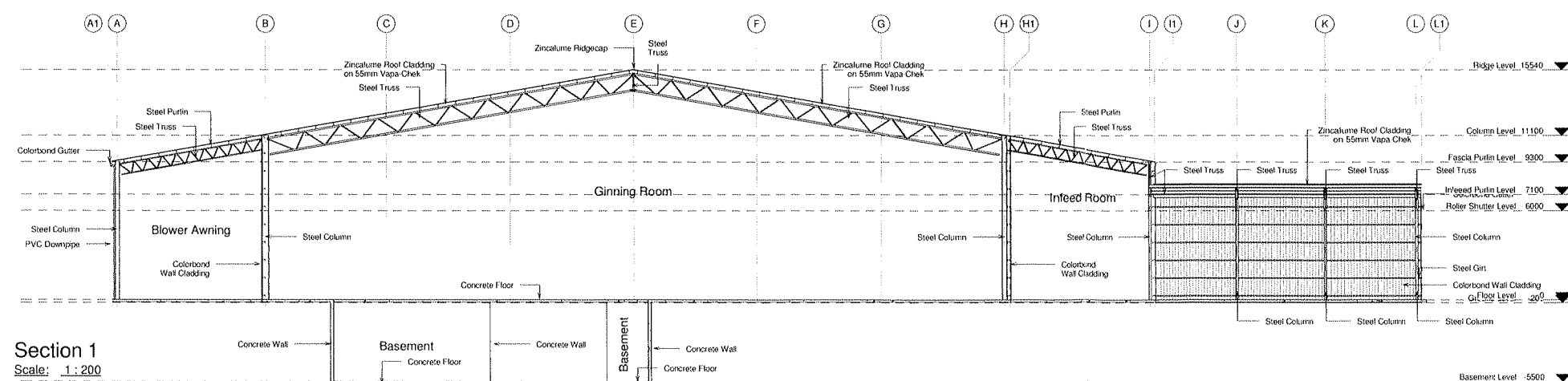
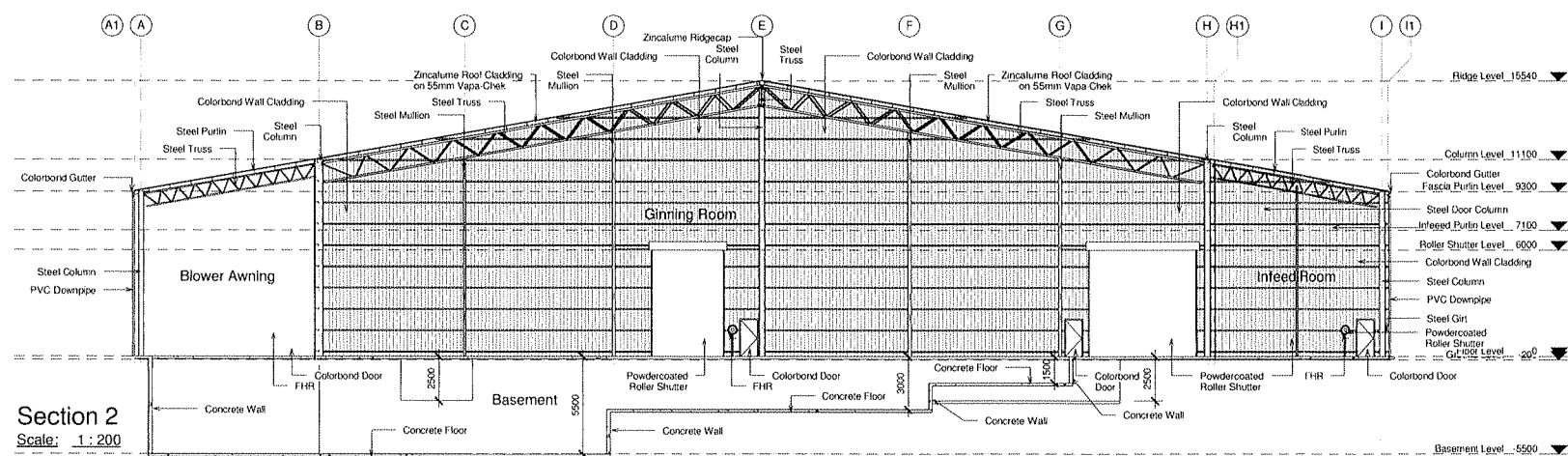
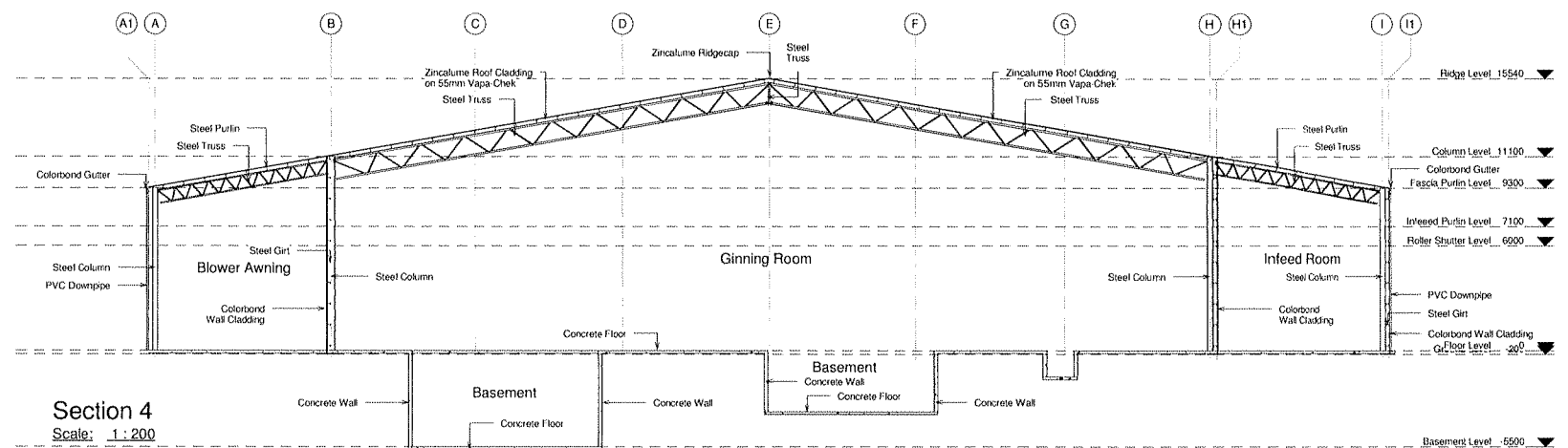
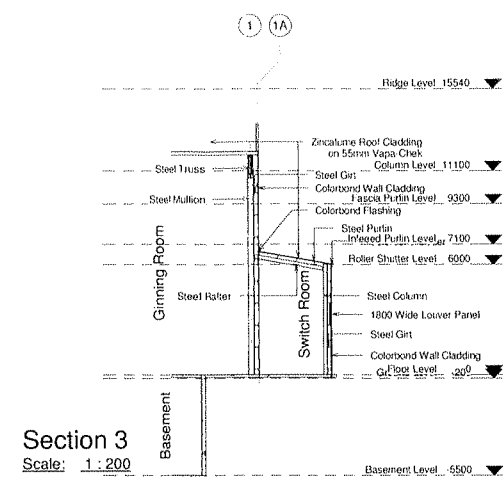
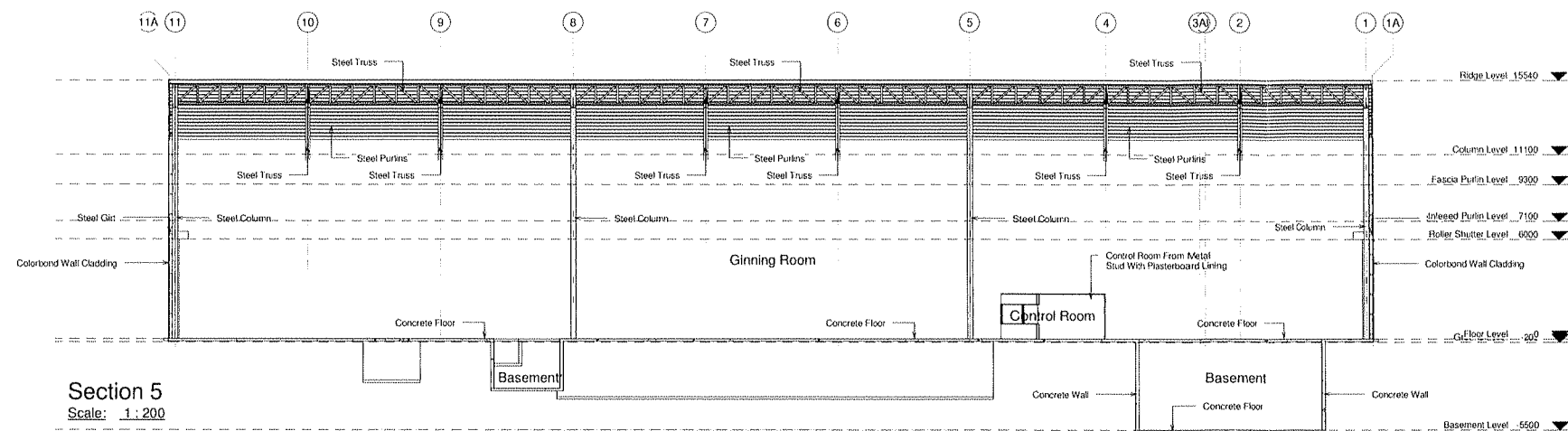
**Planning matters**  
DEVELOPMENT SERVICE

Project: 14/08/14 Building Resolved

NUMBER: 161514  
DATE: 13<sup>th</sup> August 14  
SIGNED: D. J. O.







MURRUMBIDGEE SHIRE COUNCIL  
DEVELOPMENT APPROVAL  
NUMBER: 16134  
DATE: 13th August  
SIGNED: [Signature]

**ZEPLAN DRAFTING SERVICES**

Project: Proposed Cotton Gin

Location: Lot 1 of the Subdivision of Lots 66, 112, 114 & 115 DP750895 and Lot 1 DP 134959 Cnr Gum Creek Rd & Slurt Hwy Carrathool NSW

Client: RivCott

Drawing Title: Gin Building - Sections

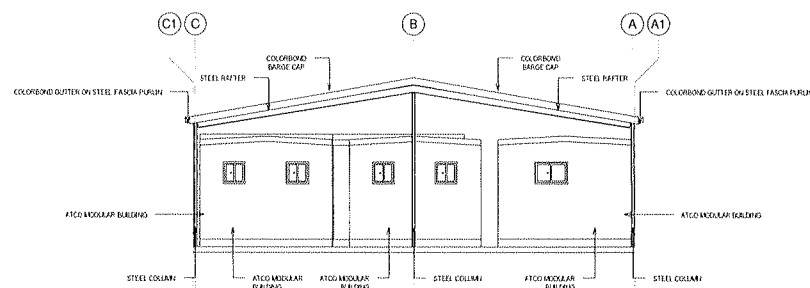
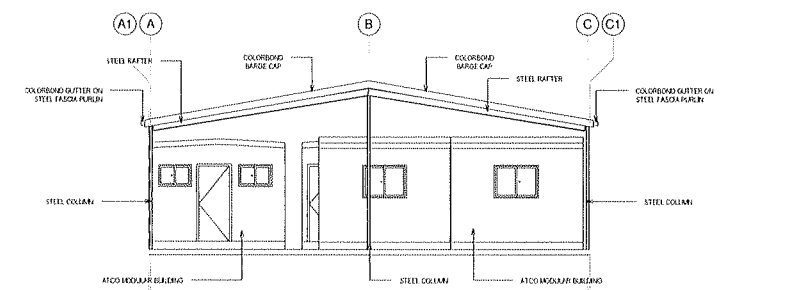
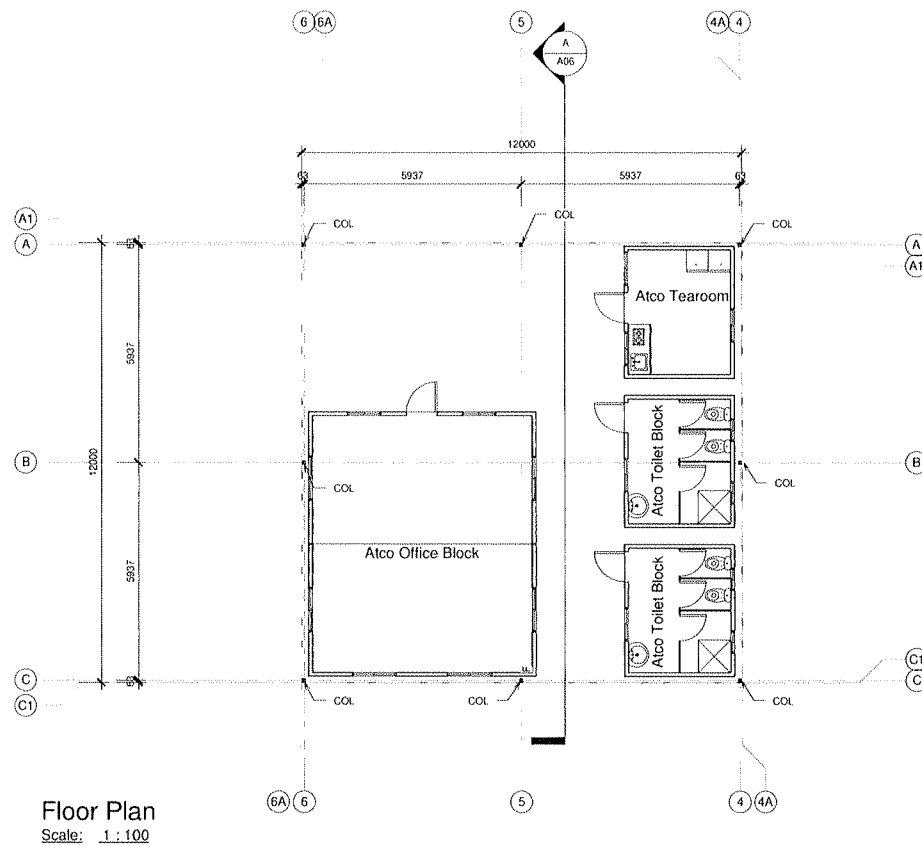
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Date: 27/12/2013 Scale: As Indicated Page Size: A1

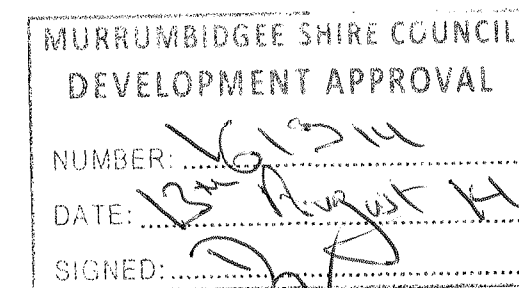
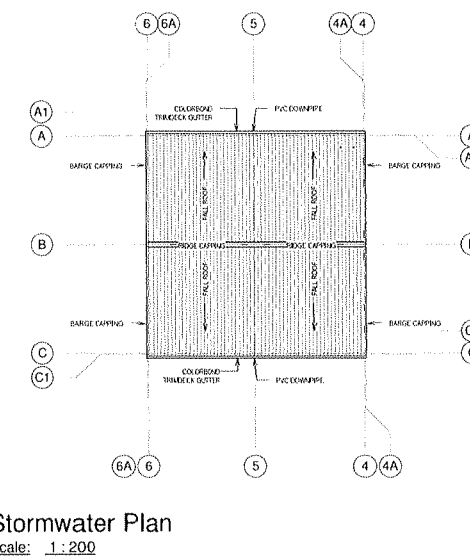
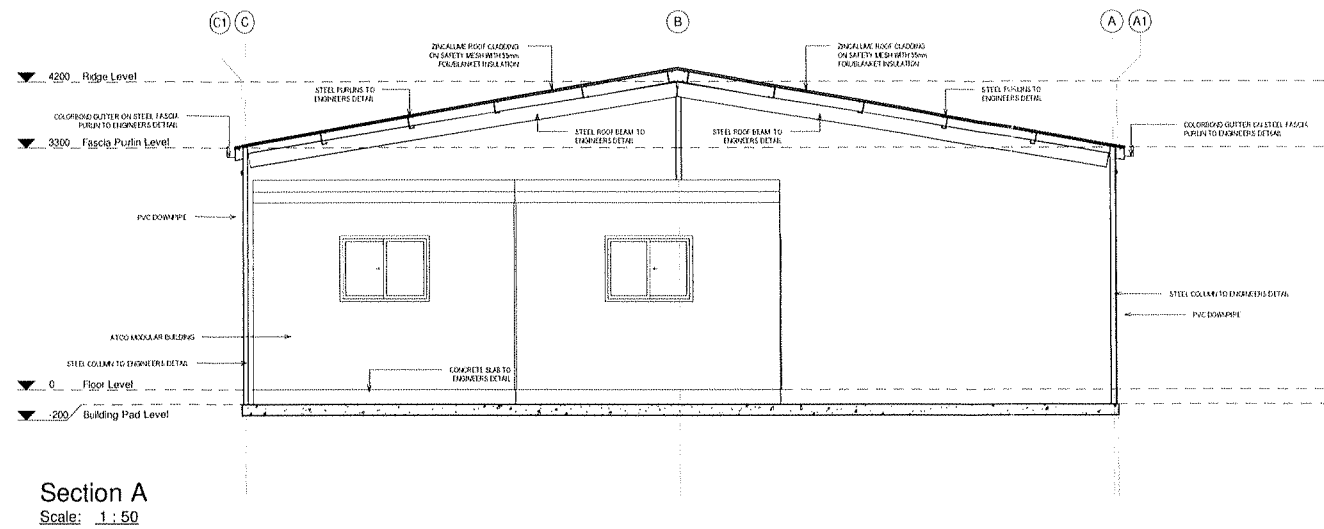
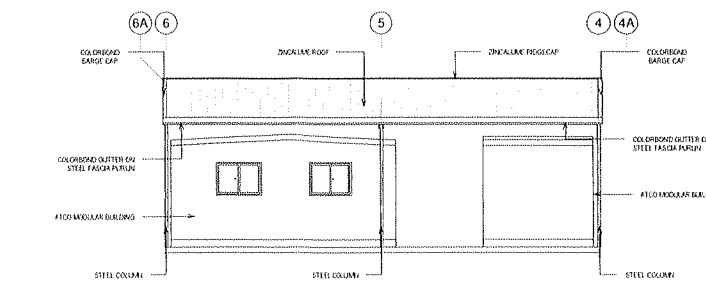
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Planner: Planning matters

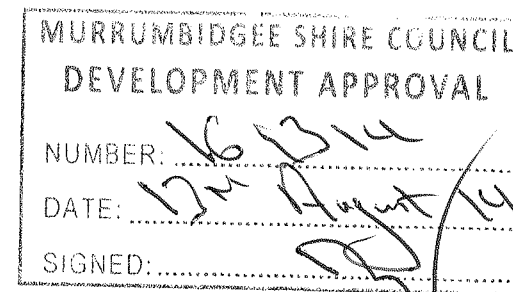
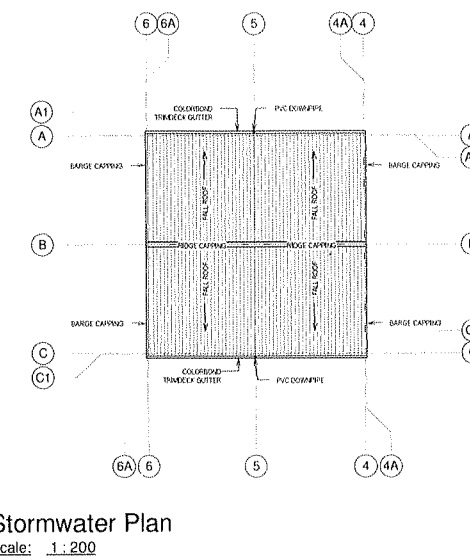
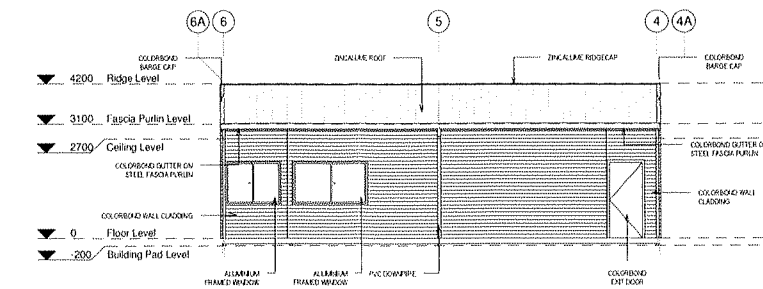
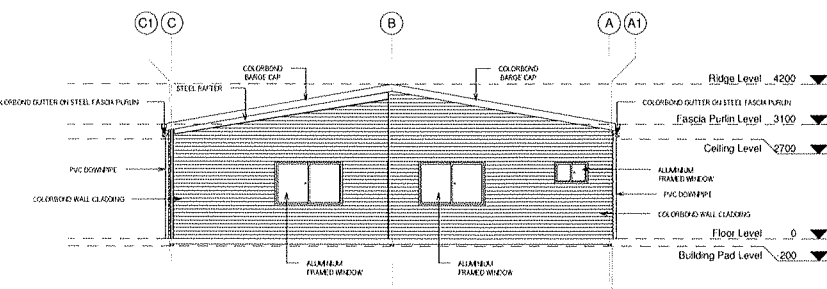
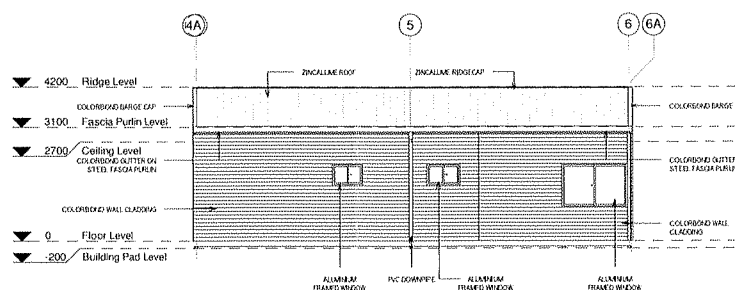
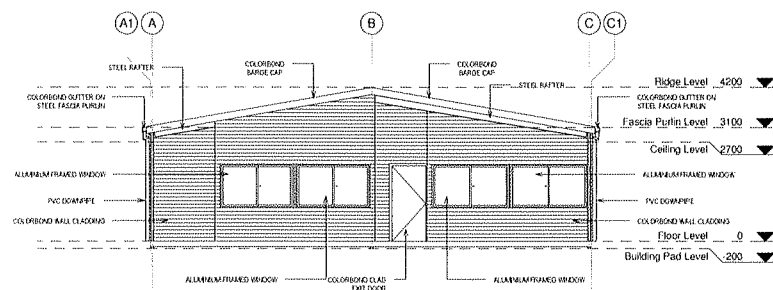
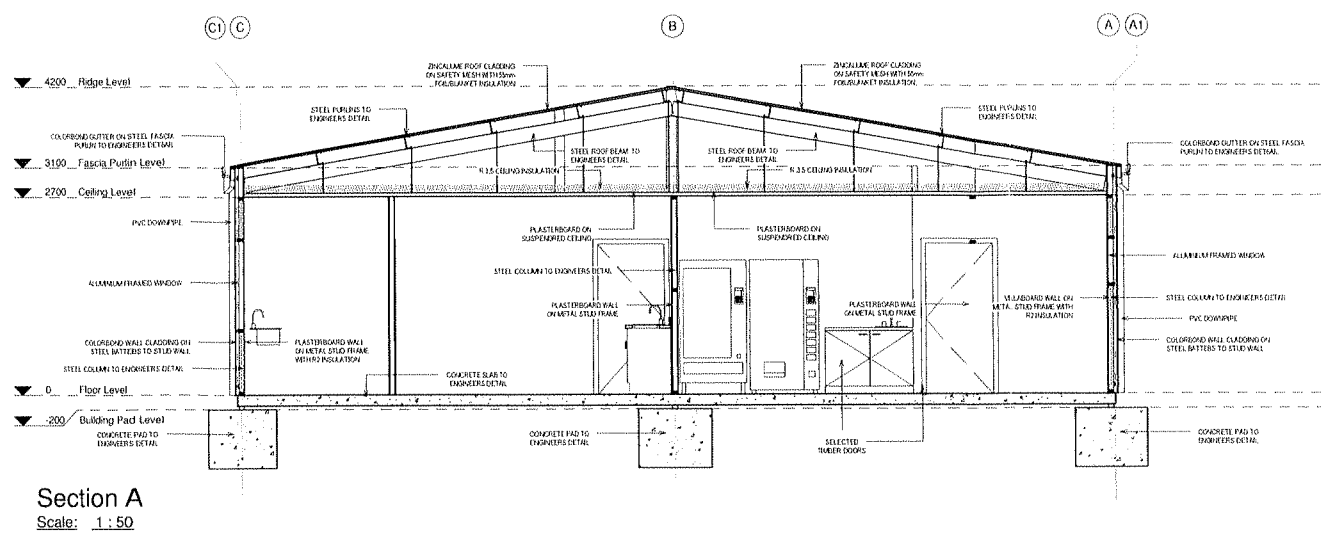
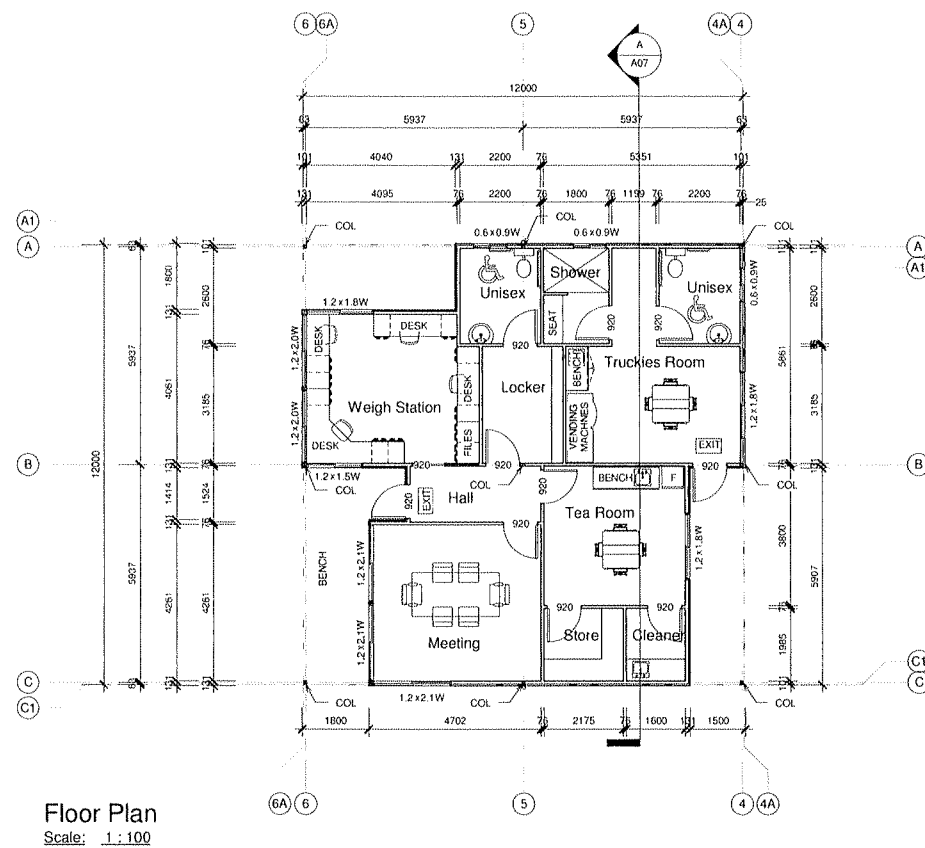
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**West Elevation**  
Scale: 1:100



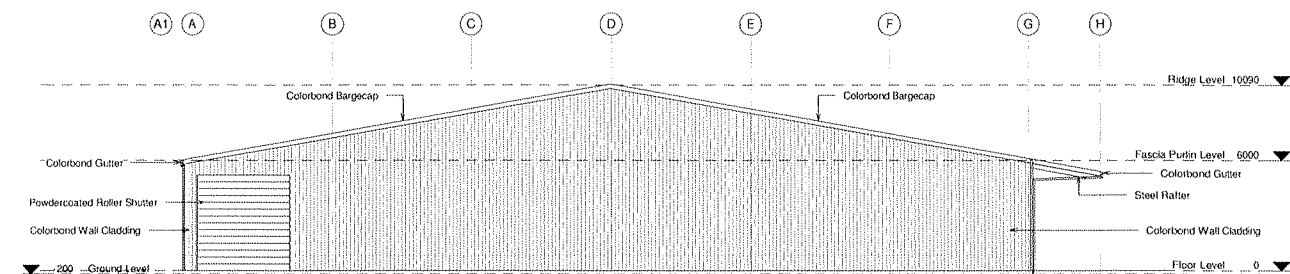
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<b>Location:</b> Lot 1 of the Subdivision of Lots 66, 112, 114 & 115 DP750895 and Lot 1 DP 134959 Cnr Gum Creek Rd & Sturt Hwy Carrathool NSW	
<b>Client:</b> RivCott	
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<b>Site No:</b> RC1213	<b>Drawing No:</b> A06
<b>Date:</b> 27/12/2013	<b>Scale:</b> As indicated
<b>Designed:</b> G Lanza	<b>Drawn:</b> G Lanza
<b>Checked:</b> G Lanza	<b>Approved:</b> G Lanza
<b>Project:</b> Planning matters	
<b>Notes:</b>	
<b>Revisions:</b>	



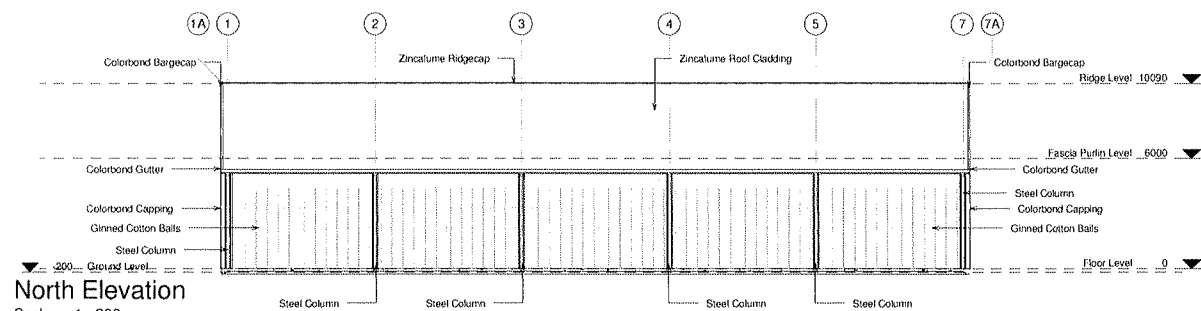
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Client: RivCott	
Drawing Title: Weighbridge Office - Floor Plan, Elevations, Sections & Roof Plan	
Job No: RC1213	Drawing No: A07
Date: 27/12/2013	Scale: As indicated
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Date: 11/02/2014 Author: [Name] Layout: [Name]	

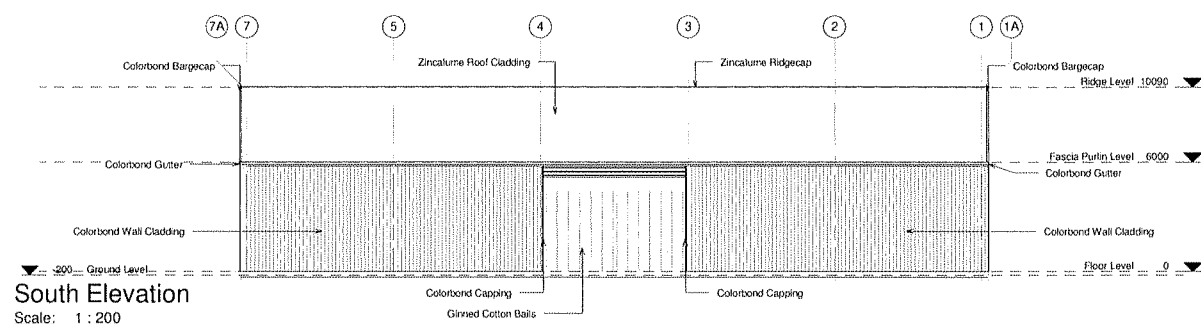




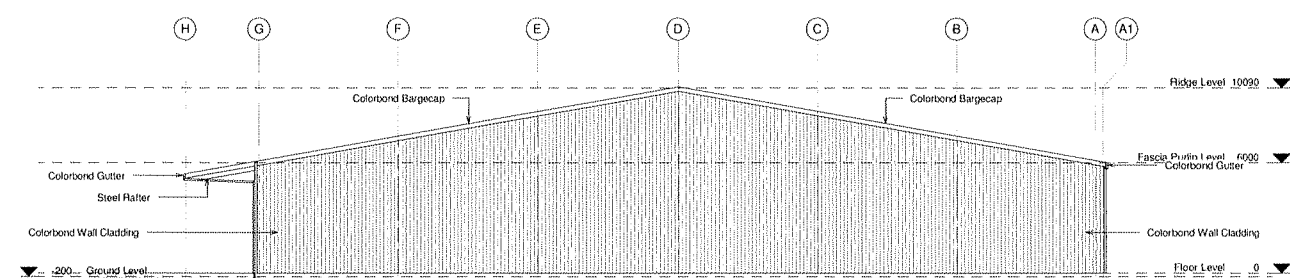
**East Elevation**  
Scale: 1:200



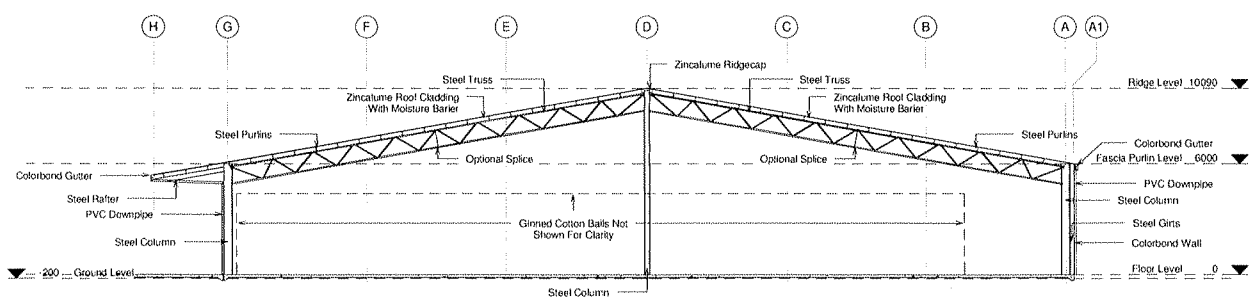
**North Elevation**  
Scale: 1:200



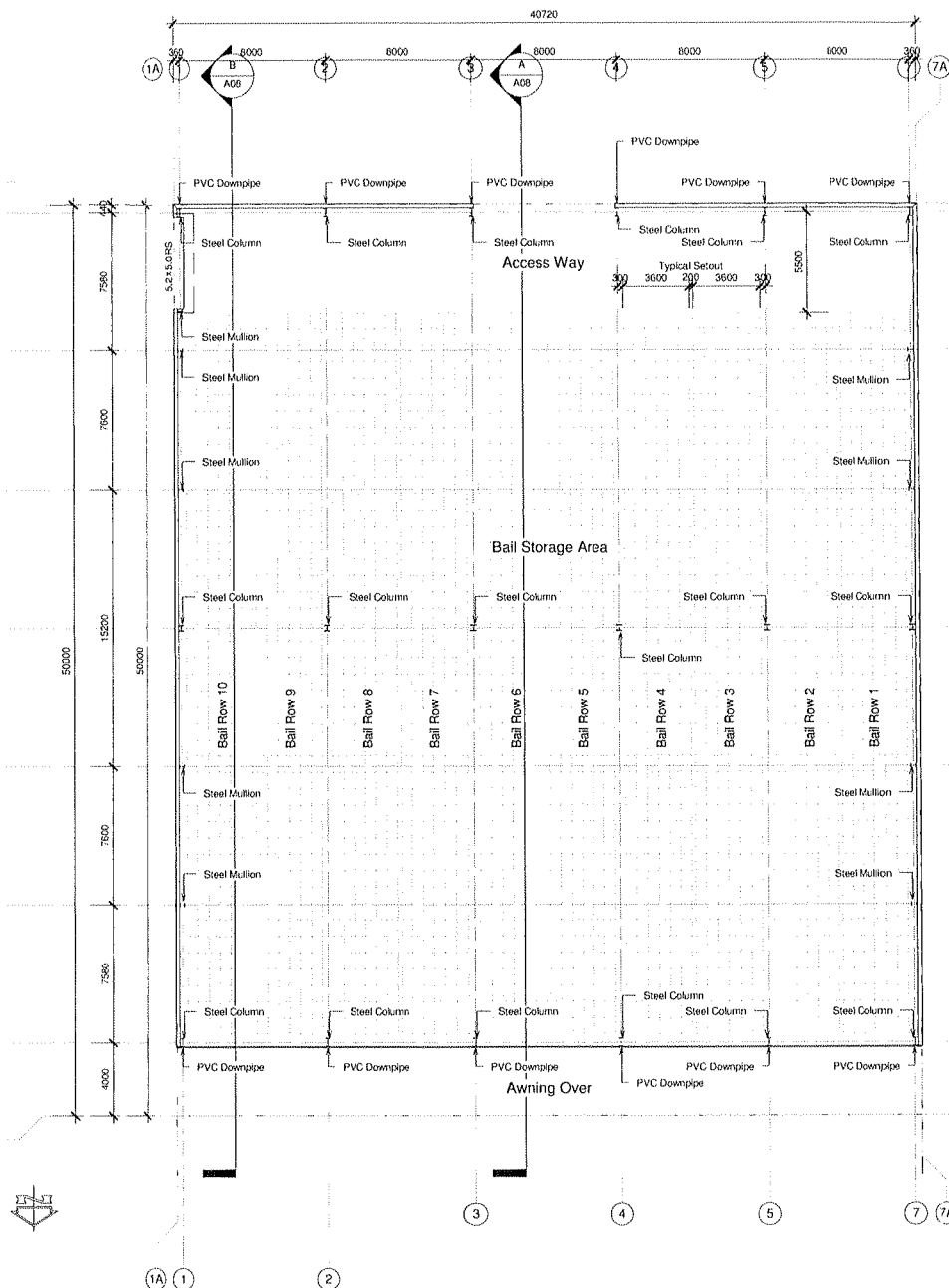
**South Elevation**  
Scale: 1:200



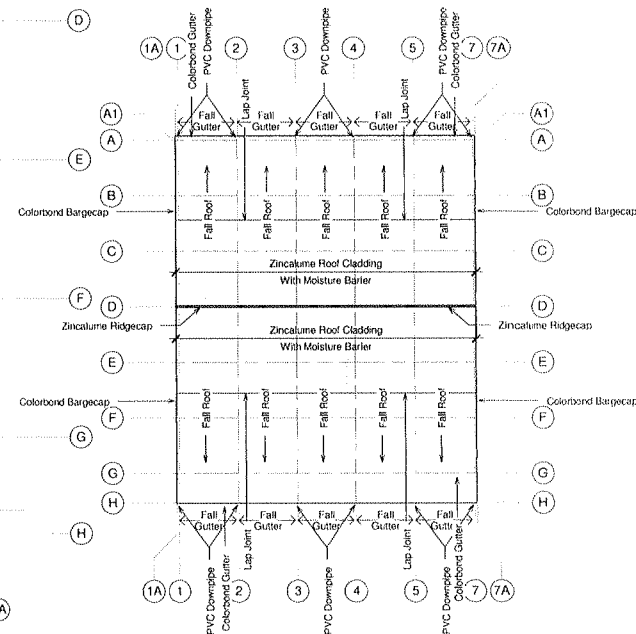
**West Elevation**  
Scale: 1:200



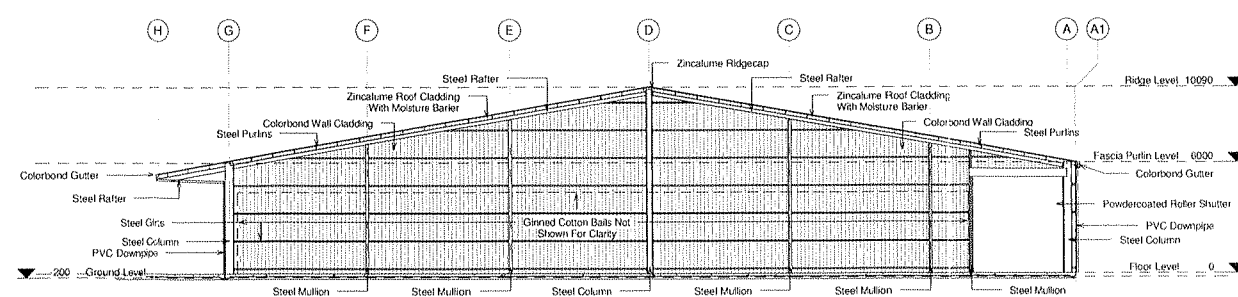
**Section A**  
Scale: 1:200



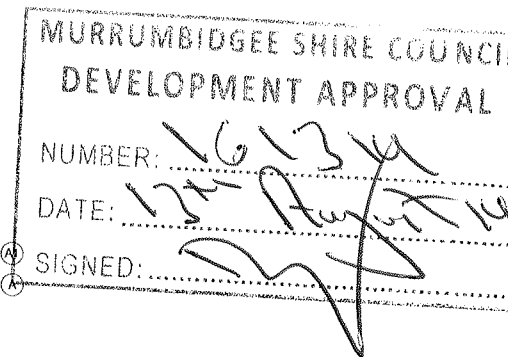
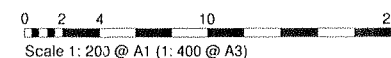
**Floor Plan**  
Scale: 1:200



**Roof Plan**  
Scale: 1:500



**Section B**  
Scale: 1:200

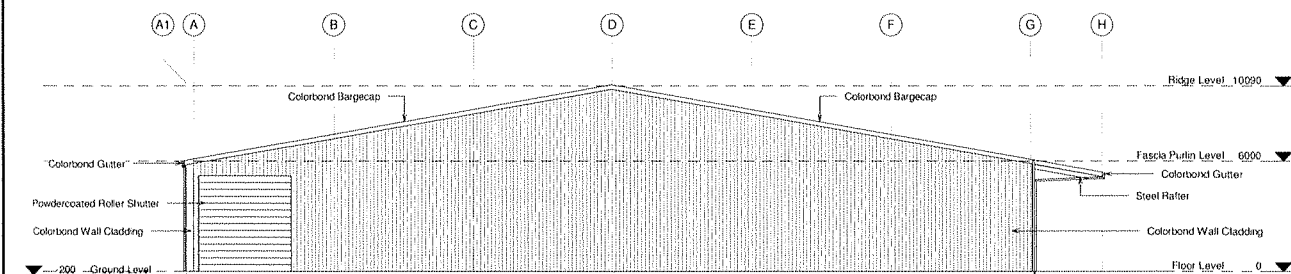


Project: Proposed Cotton Gin  
Location: Lot 1 of the Subdivision of Lots 66, 112, 114 & 115 DP750895 and Lot 1 DP 134959 Cnr Gum Creek Rd & Sturt Hwy Carrathool NSW  
Client: RivCott

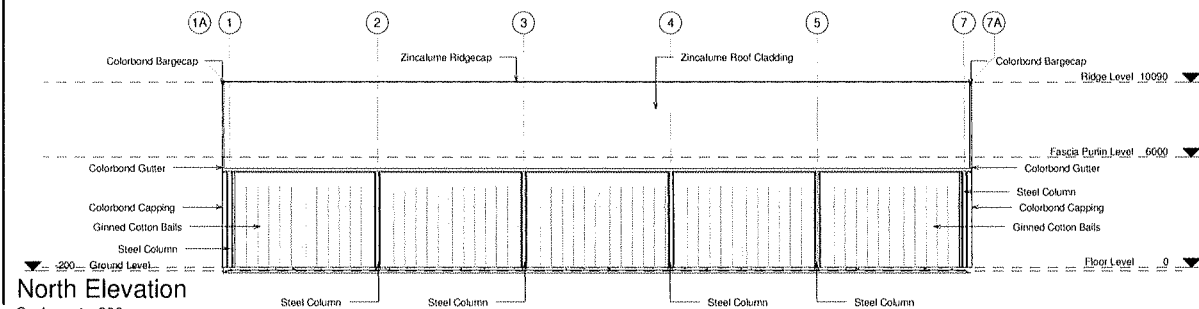
Drawing Title: Bail Building 1 - Floor Plan, Elevations & Sections  
Job No: RC1213  
Date: 27/12/2013  
Designed: G Lanza  
Drawn: G Lanza  
Checked: G Lanza

Planning matters  
DEVELOPMENT SERVICE

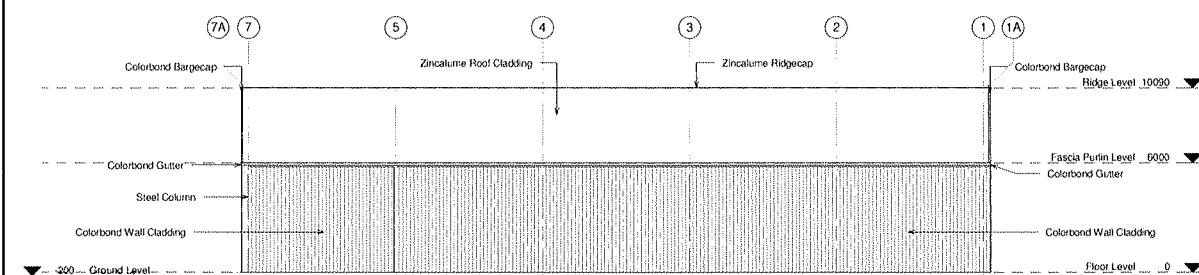
MURRUMBIDGEE SHIRE COUNCIL  
DEVELOPMENT APPROVAL  
NUMBER: 161314  
DATE: 13th August 14  
SIGNED: [Signature]



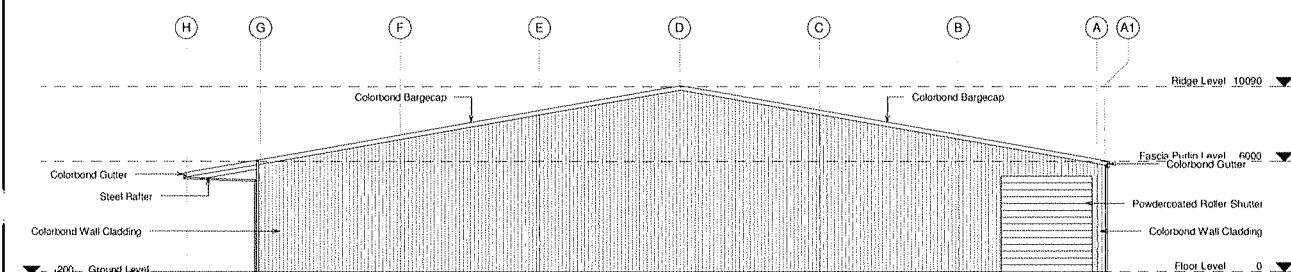
East Elevation  
Scale: 1:200



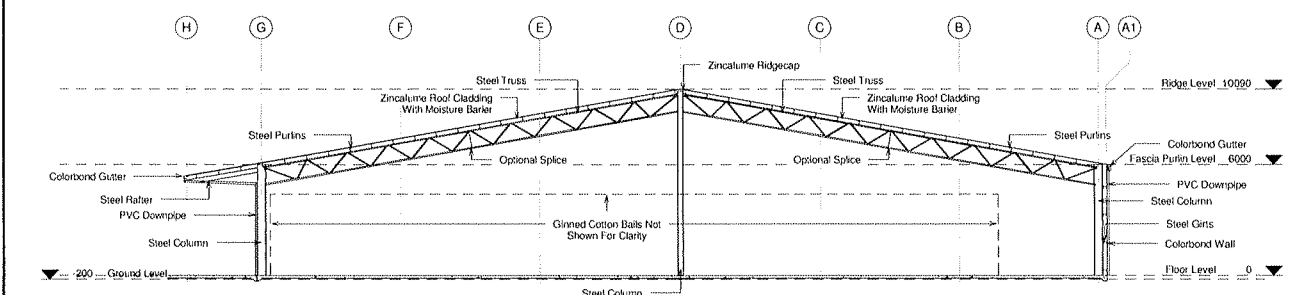
North Elevation  
Scale: 1:200



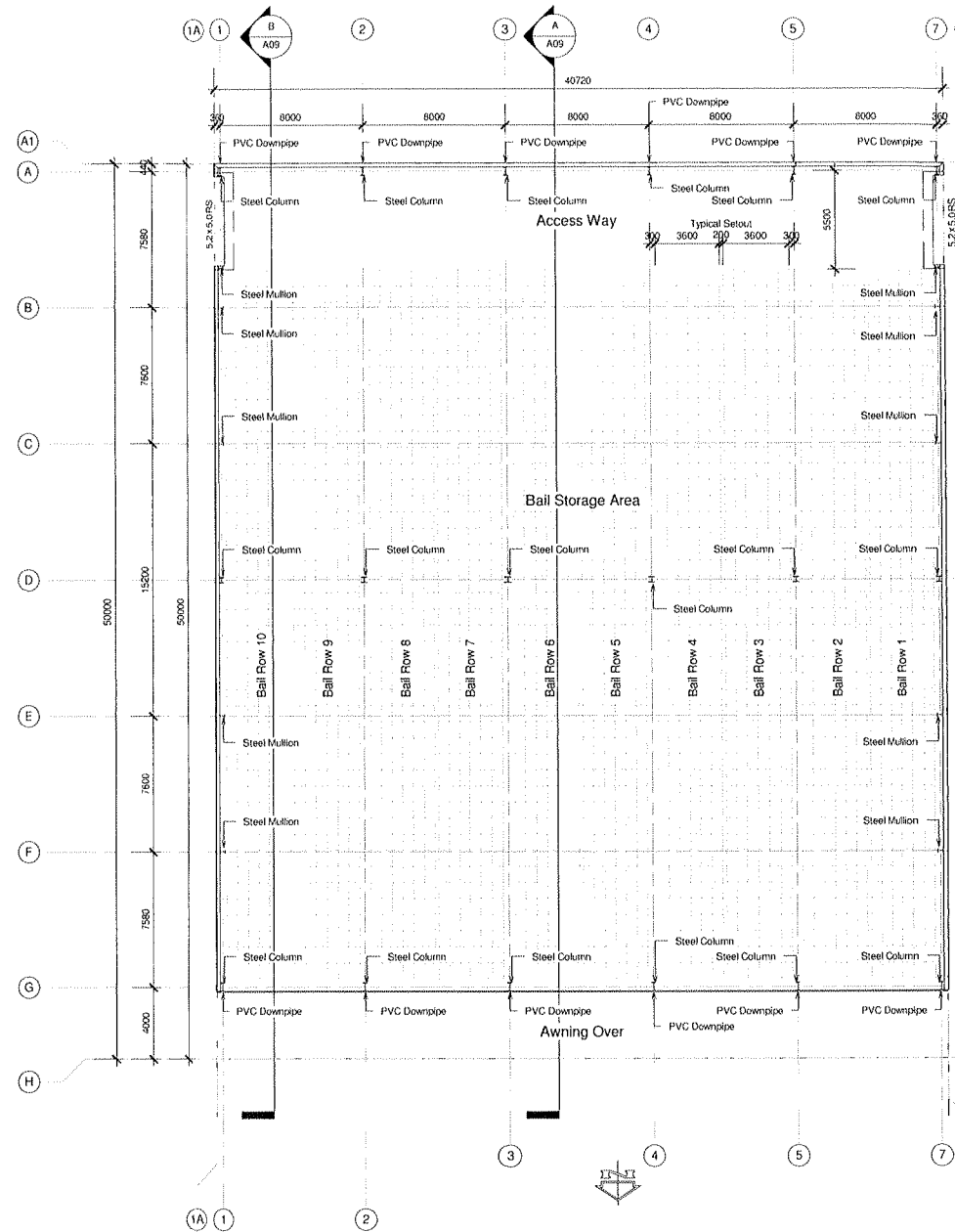
South Elevation  
Scale: 1:200



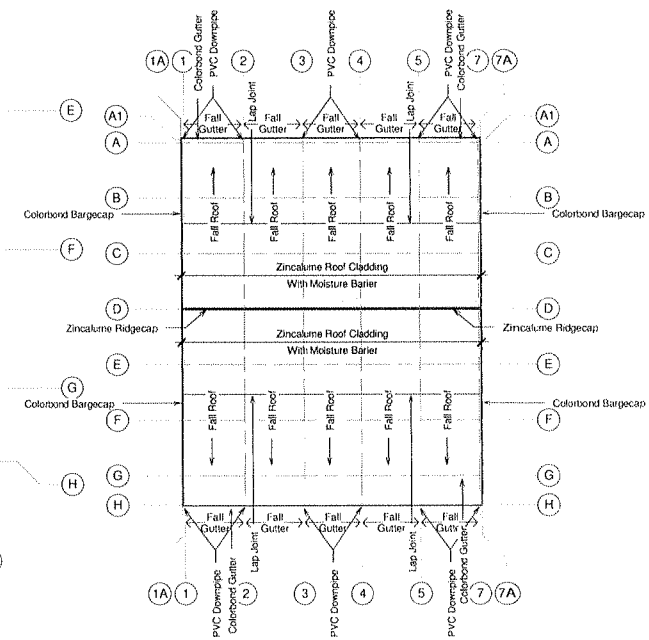
West Elevation  
Scale: 1:200



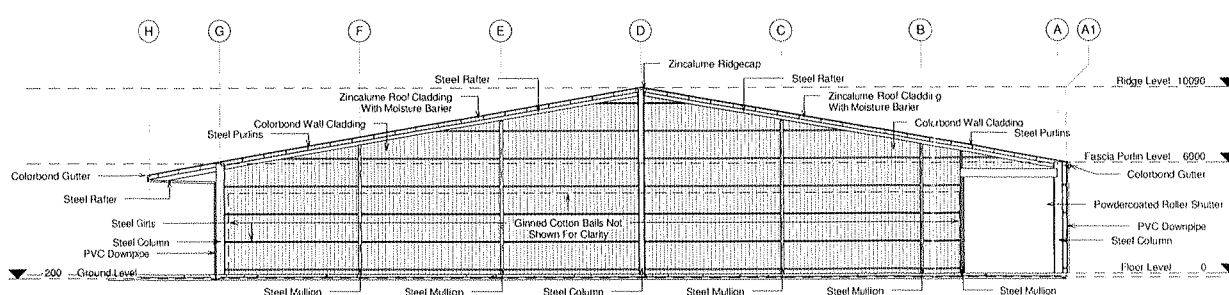
Section A  
Scale: 1:200



Floor Plan  
Scale: 1:200



Roof Plan  
Scale: 1:500



Section B  
Scale: 1:200

0 2 4 10 20  
Scale 1:200 @ A1 (1:400 @ A3)

Designed by: ZEPLAN DRAFTING SERVICES

Project: Proposed Cotton Gin

Location: Lot 1 of the Subdivision of Lots 66, 112, 114 & 115 DP750895 and Lot 1 DP 134959 Cnr Gum Creek Rd & Sturt Hwy Carrathool NSW

Client: RivCott

Drawing Title: Ball Building 2 & 3 Floor Plan, Elevations & Sections

Drawn By: RC1213

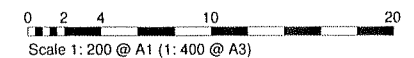
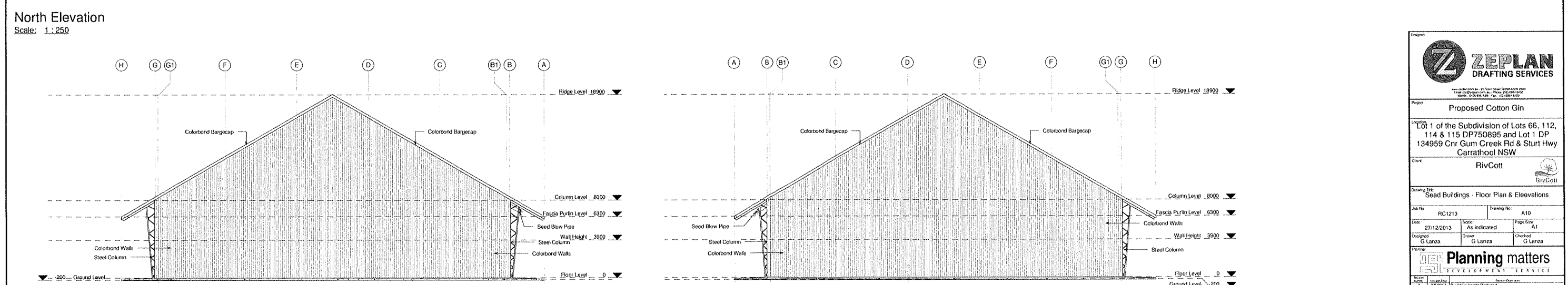
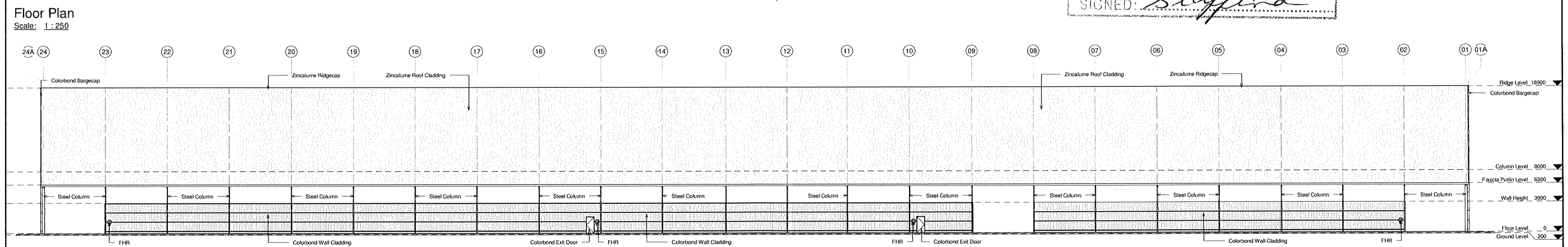
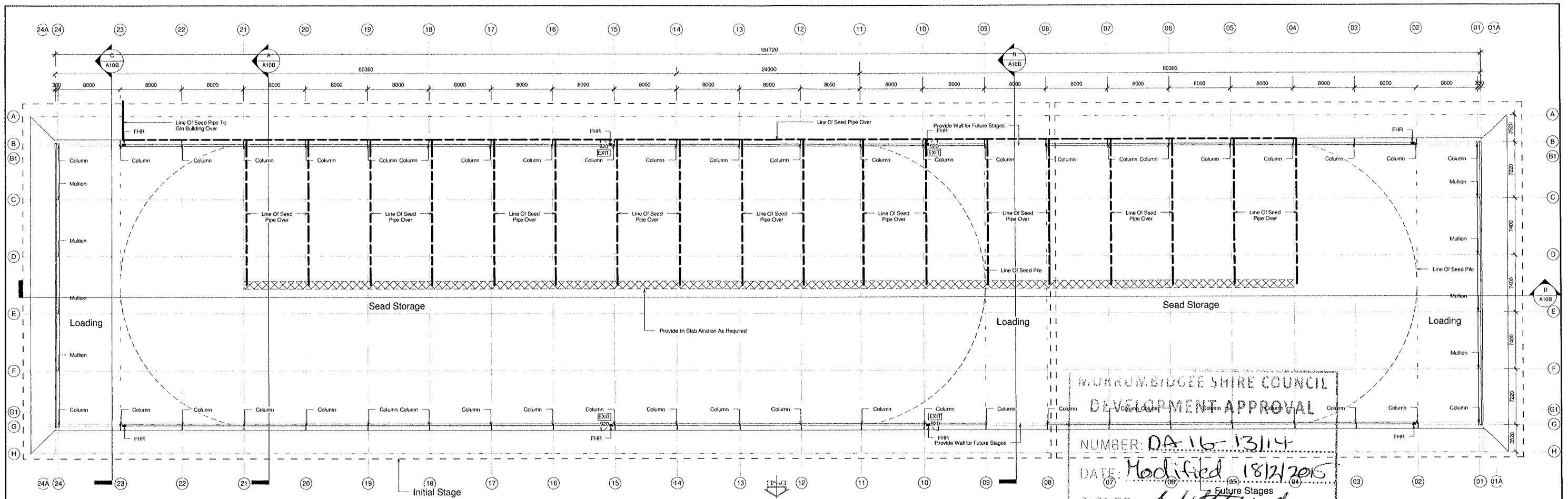
Date: 27/12/2013

Designed By: G Lanza

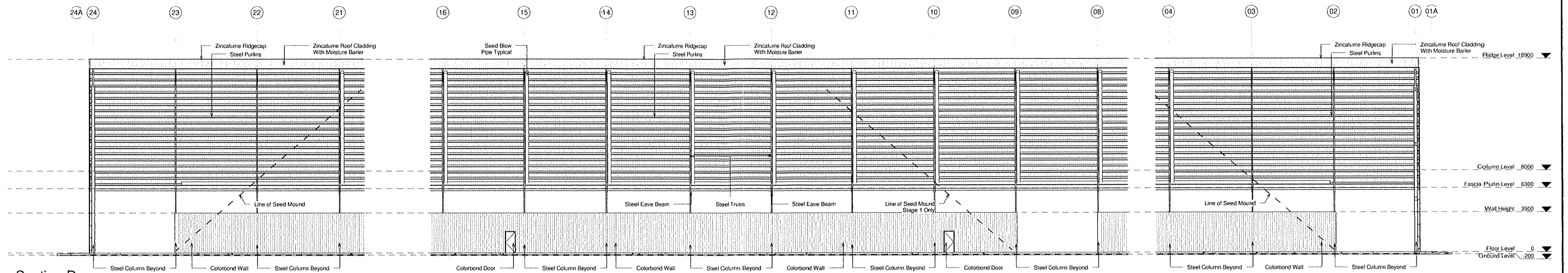
Drawn By: G Lanza

Checked By: G Lanza

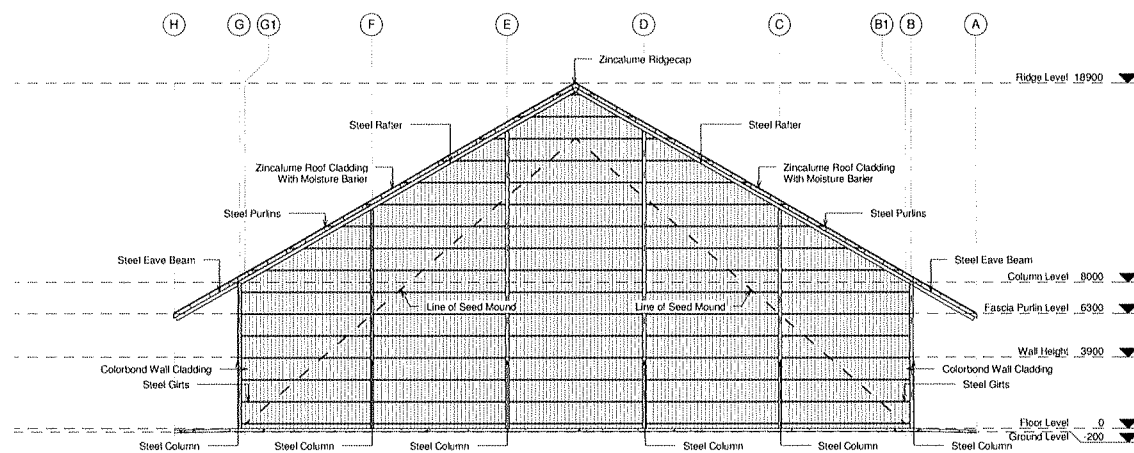
Planner: Planning matters DEVELOPMENT SERVICES



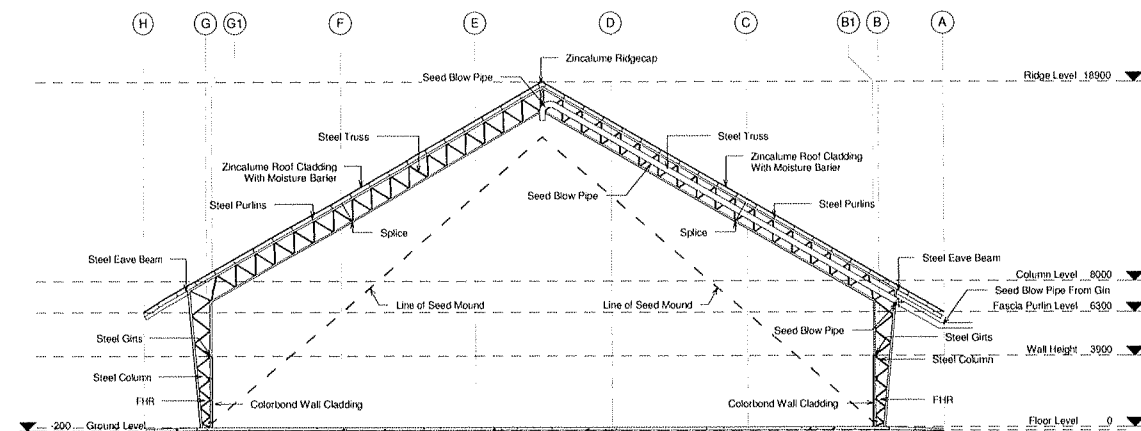
Project	Proposed Cotton Gin
Location	Lot 1 of the Subdivision of Lots 66, 112, 114 & 115 DP750895 and Lot 1 DP 134959 Cnr Gum Creek Rd & Sturt Hwy Carrathool NSW
Client	RivCott
Drawing Title	Seed Buildings - Floor Plan & Elevations
Job No	RC1213
Date	27/12/2013
Drawn	G Lanza
Checked	G Lanza
Project	Planning matters
Author	A
Checker	B
Reviewer	C
Final	D



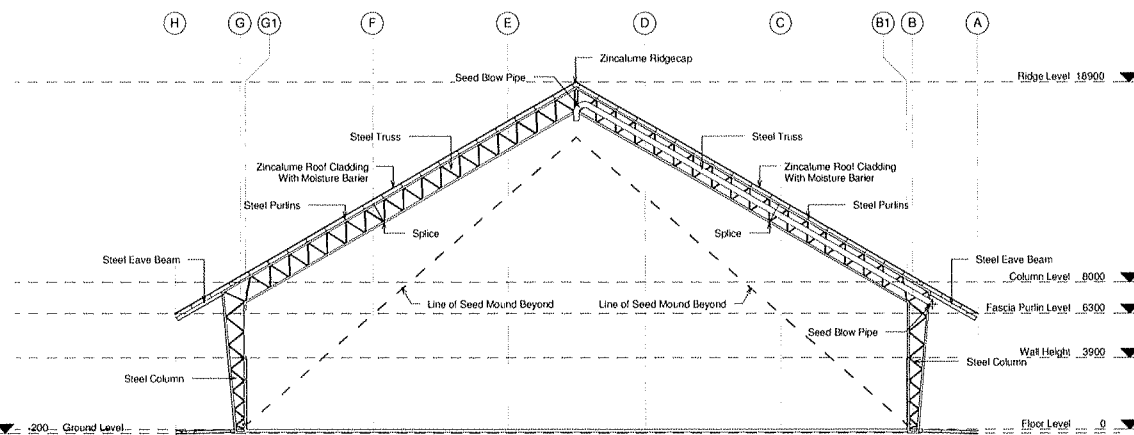
Section D  
Scale: 1:200



Section C  
Scale: 1:200



Section A  
Scale: 1:200

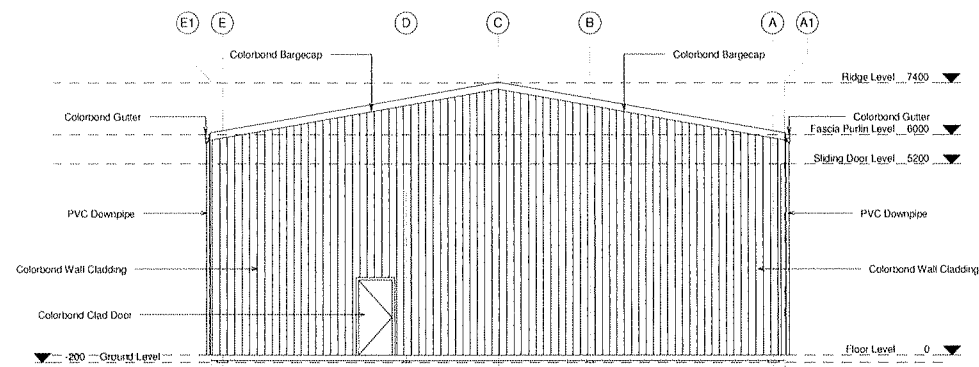


Section B  
Scale: 1:200

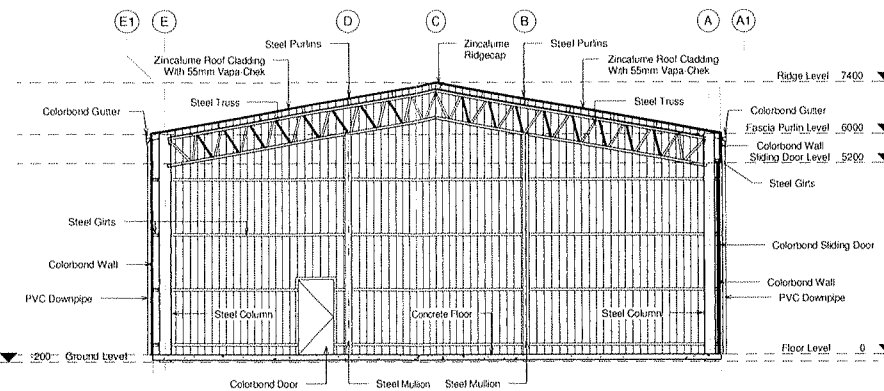
MURUMBidgee SHIRE COUNCIL  
DEVELOPMENT APPROVAL  
NUMBER: DA-16-13/14  
DATE: Modified 18/2/2015  
SIGNED: *[Signature]*

<b>Proposed Cotton Gin</b>	
Lot 1 of the Subdivision of Lots 66, 112, 114 & 115 DP750895 and Lot 1 DP 134959 Cnr Gum Creek Rd & Sturt Hwy Carrathool NSW	
Client: RivCott	
Drawing Title: Seed Buildings - Sections	
Job No: RC1213	Drawing No: A10B
Date: 27/12/2013	Scale: 1:200
Drawn: G Lanza	Checked: G Lanza
Planner: <b>Planning matters</b>	
Rev. A: 28/01/14 Building Height Reduced	Rev. B: 20/02/14 Columns & Walls Altered
Rev. C: 20/02/14 Purlins & Girts Added	Rev. D: 14/3/2015 Calwalk, Landing & Stairs Removed & Staging Revised

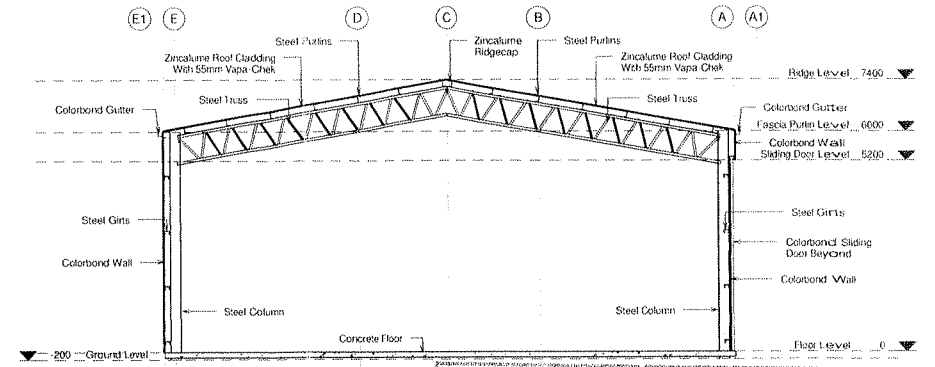




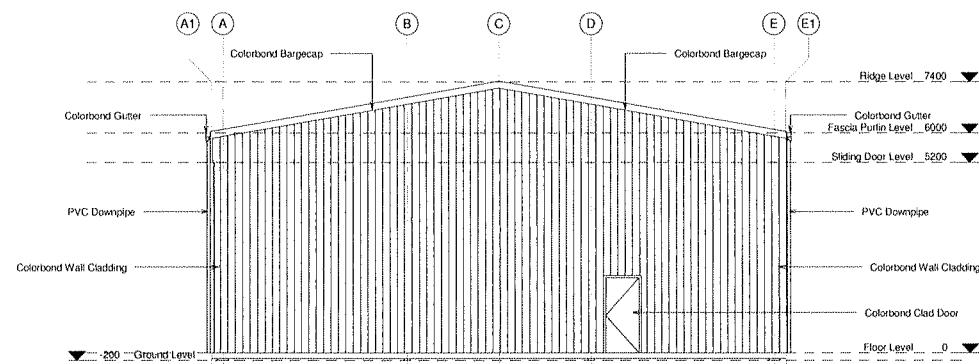
West Elevation  
Scale: 1:100



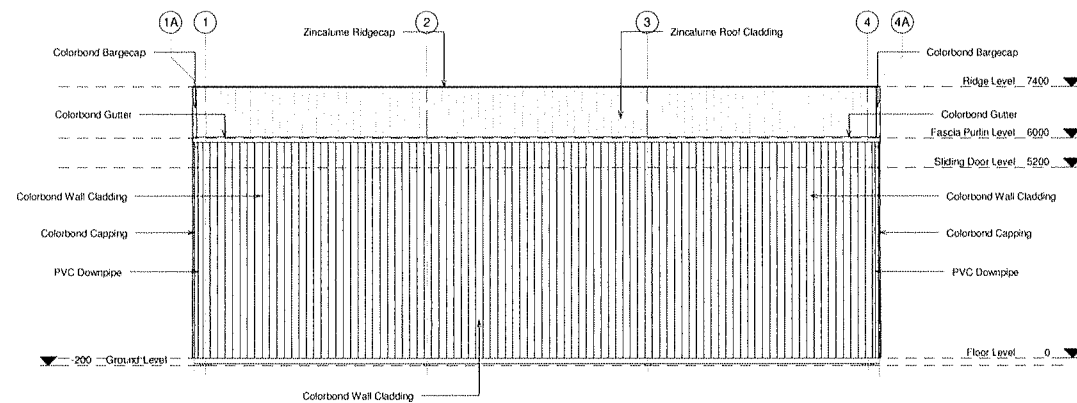
Section B  
Scale: 1:100



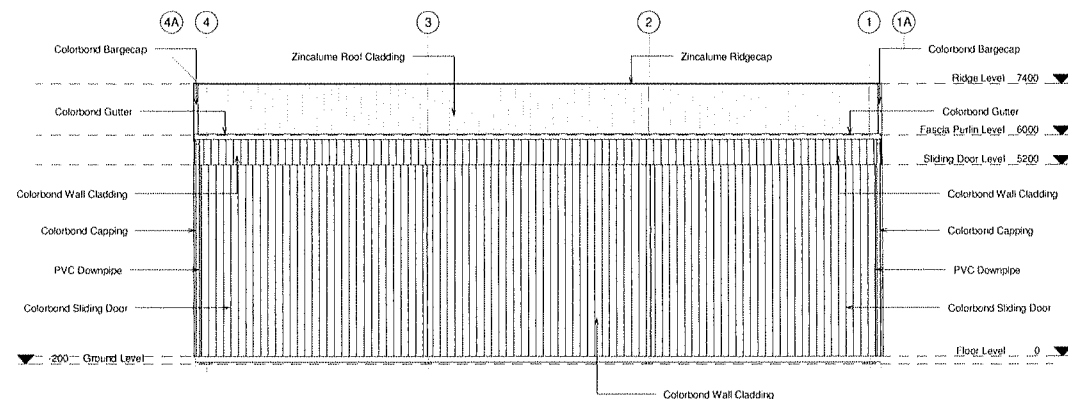
Section A  
Scale: 1:100



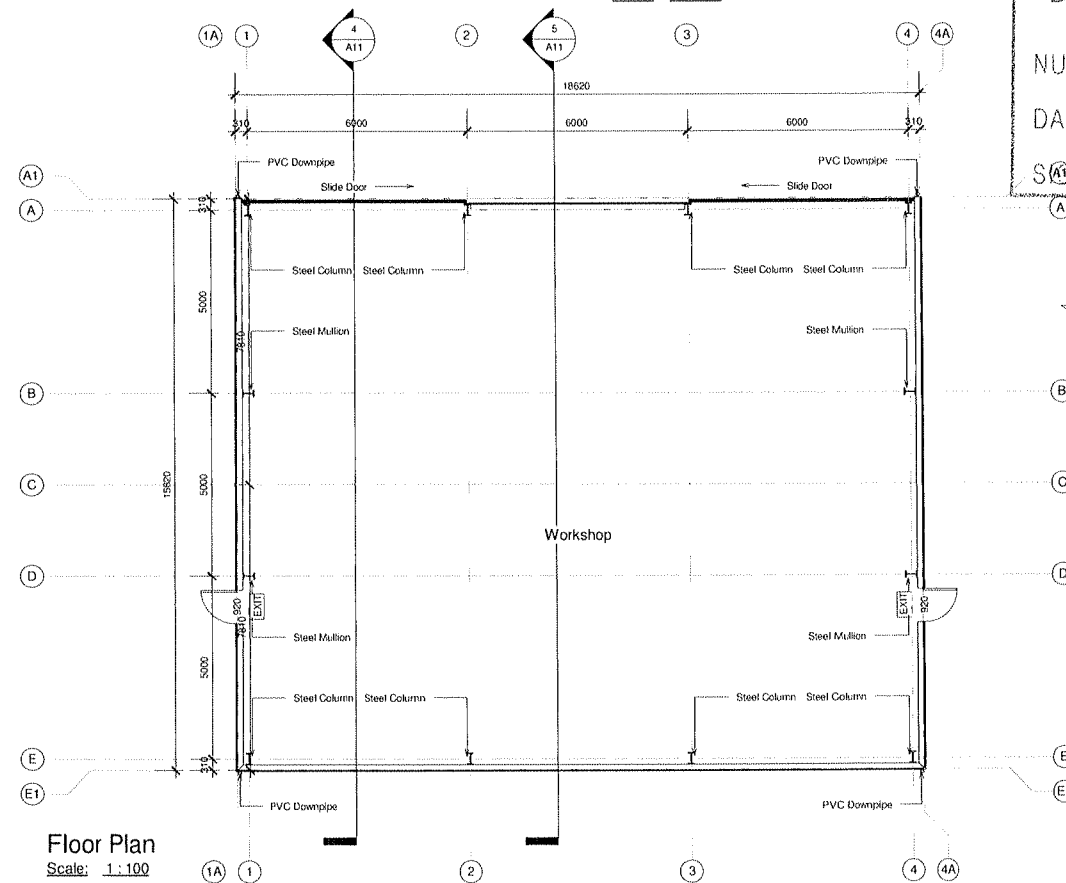
East Elevation  
Scale: 1:100



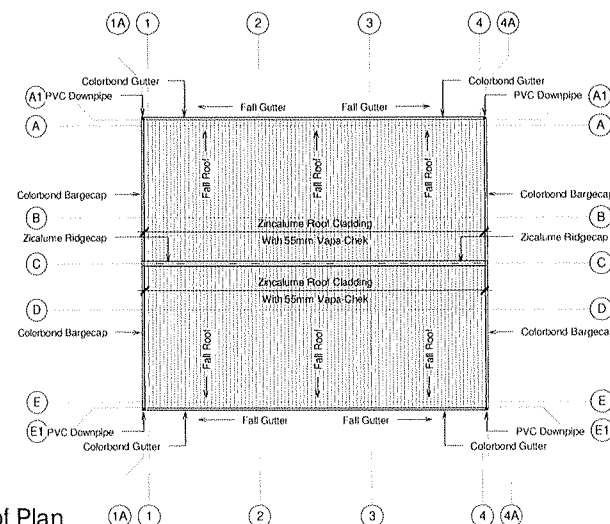
North Elevation  
Scale: 1:100



South Elevation  
Scale: 1:100



Floor Plan  
Scale: 1:100



Roof Plan  
Scale: 1:200

MURRUMBIDGE SHIRE COUNCIL  
DEVELOPMENT APPROVAL  
NUMBER: 16134  
DATE: 13 August 14  
SIGNED: [Signature]



Project: Proposed Cotton Gin  
Location: Lot 1 of the Subdivision of Lots 66, 112, 114 & 115 DP750895 and Lot 1 DP 134959 Cnr Gum Creek Rd & Sturt Hwy Carrathool NSW  
Client: RivCott

Drawing Title: Workshop - Floor Plan, Elevations & Sections

Job No: RC1213 Drawing No: A11  
Date: 27/12/2013 Scale: As indicated Page No: A1  
Designed: G Lanza Drawn: G Lanza Checked: G Lanza

Planning matters  
DEVELOPMENT SERVICE

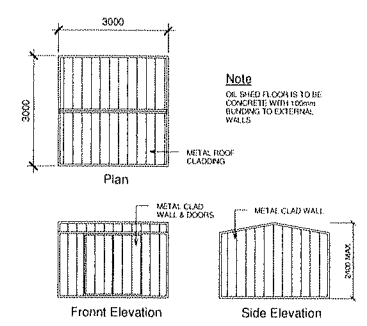
0 1 2 5 10  
Scale 1:100 @ A1 (1:200 @ A3)

MURRUMBIDGEE SHIRE COUNCIL  
DEVELOPMENT APPROVAL

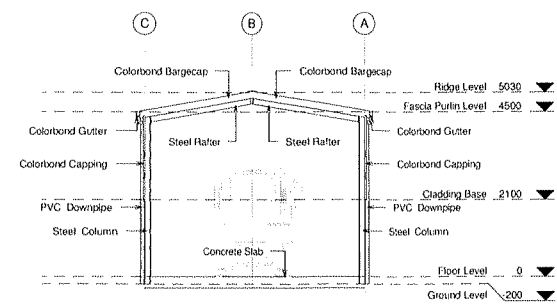
NUMBER: 161314

DATE: 10 August 14

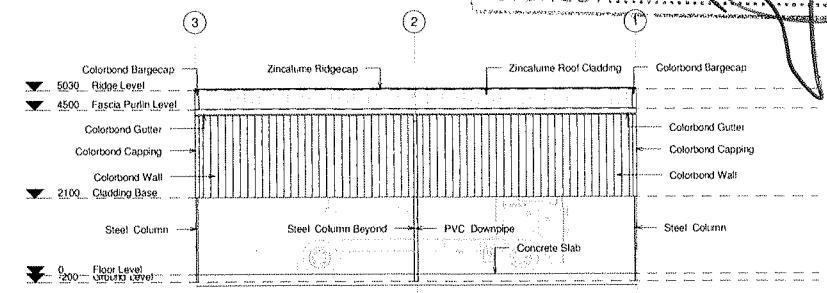
SIGNED: [Signature]



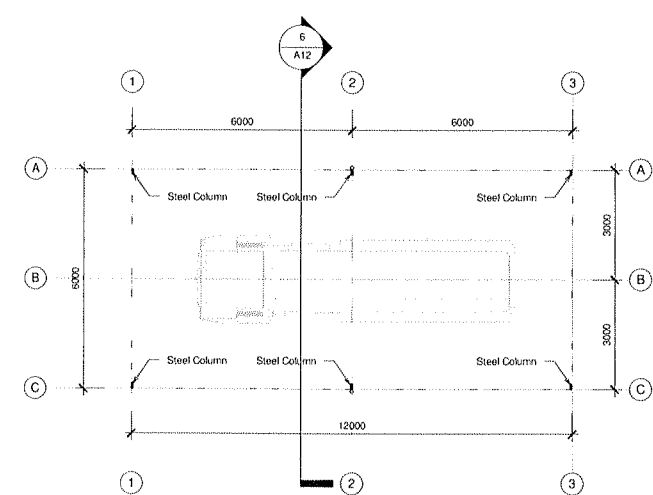
Oil Shed Details  
Scale: 1:100



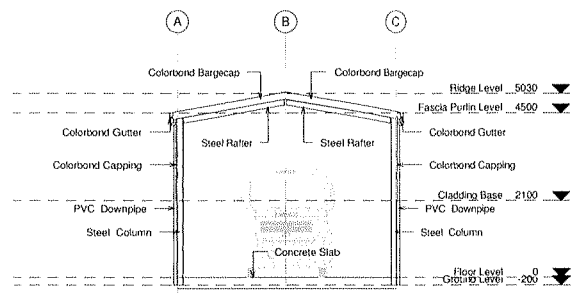
North West Elevation  
Scale: 1:100



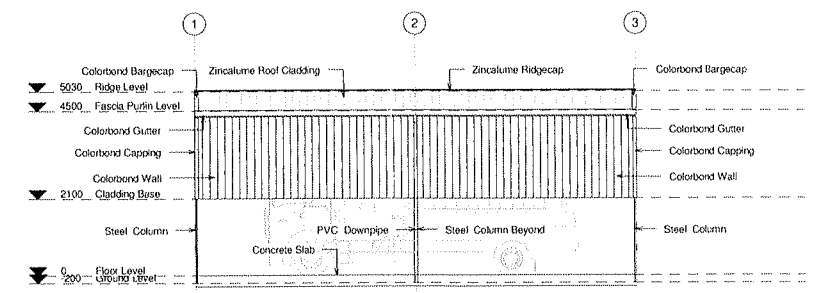
South West Elevation  
Scale: 1:100



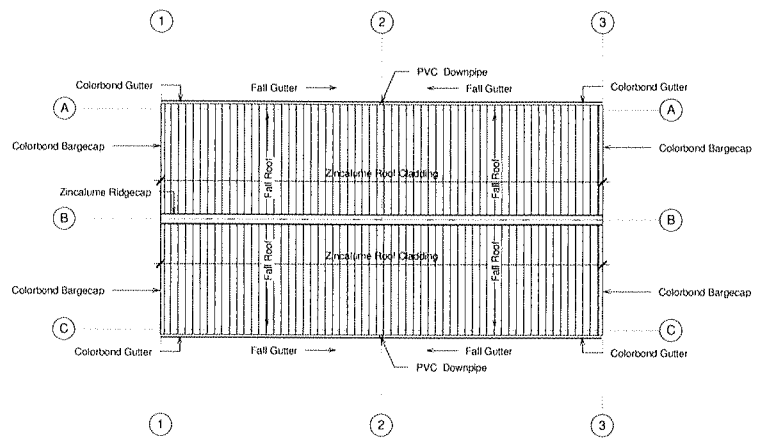
Floor Plan  
Scale: 1:100



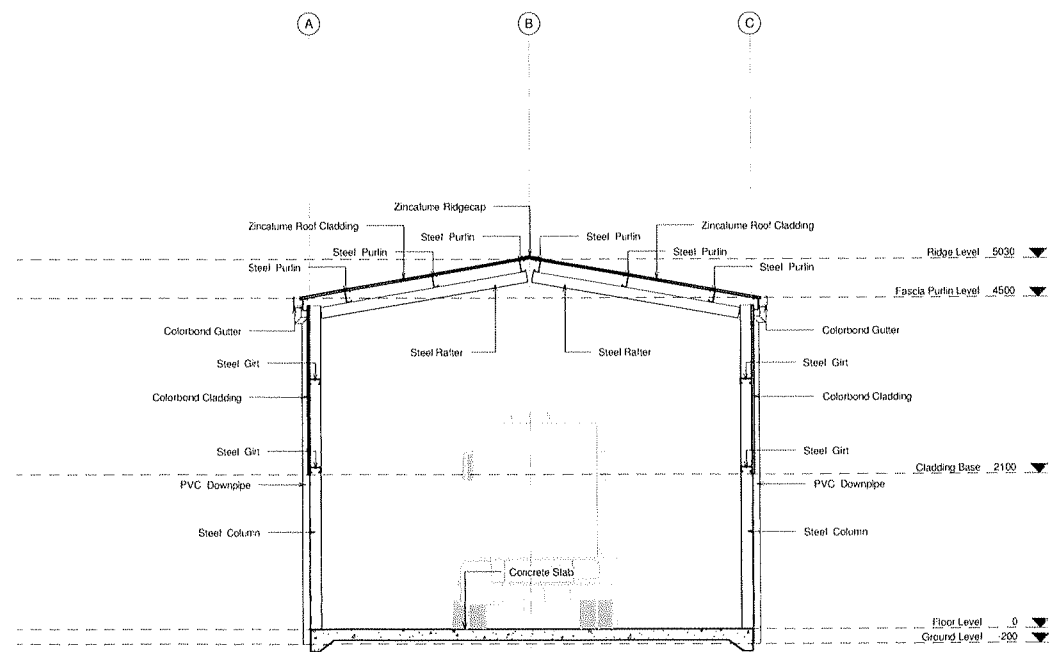
South East Elevation  
Scale: 1:100



North East Elevation  
Scale: 1:100



Roof Plan  
Scale: 1:100



Section 1  
Scale: 1:50

0 1 2 5 10  
Scale 1:100 @ A1 (1:200 @ A3)

<b>ZEPLAN</b> DRAFTING SERVICES <small>www.zeplan.com.au 25 Varsity Street, North Sydney 2060 Tel: (02) 9550 6000 Fax: (02) 9550 6010 Mobile: 0428 881 455 E-Mail: info@zeplan.com.au</small>	
Project	Proposed Cotton Gin
Location	Lot 1 of the Subdivision of Lots 66, 112, 114 & 115 DP750895 and Lot 1 DP 134959 Cnr Gum Creek Rd & Sturt Hwy Carrathool NSW
Client	RivCott
Drawing Title	Water Truck Shelter & Oil Shed - Floor Plan, Elevations & Sections
Job No	RC1213
Date	27/12/2013
Designed	G Lanza
Drawn	G Lanza
Checked	G Lanza
Planner	Planning matters
Scale	As Indicated
Page No	A1
Revision	1

