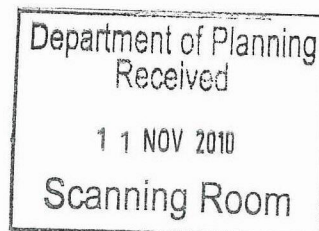


PCU016574

File no: MC-05-3347/4

10 November 2010

Major Development Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001



Attention: Kane Winwood

Dear Kane

Re: Holcim Regional Distribution Centre, Rooty Hill (05_0051 Mod 1)

Reference is made to your letter dated 11 October 2010 and accompanying Modification Application inclusive of supporting documentation for review.

The submitted Modification Application and supporting documentation was referred to Council's internal departments for review/comment.

As a result, a consolidated submission prepared by Council's Planning Department in this regard is set out below. Whilst Council does not object in principle to the modification application over the site, Council does raise objection to certain aspects of the proposal. Council's objections are based on the following grounds:

1. Stormwater and Flooding

- (a) On-Site Detention will be required in accordance with Council's Engineering Guide for Development 2005.
- (b) A Catchment and drainage plan is to be designed to safely convey the 20 year ARI storm flows of the proposed site.
- (c) A DRAINS electronic model must be provided and approved to demonstrate that the pipe network can safely carry the 20 year ARI storm flows without surcharge. Blockage factors should be applied to all inlet pits with lintels/grates at 0.5 for sags and 0.2 for pits on grade. For grate only inlets the blockage factor should be 0.5 minimum.
- (d) Where any stormwater management measures or other structures are located within the 1% AEP flood extents and protrude above existing ground levels, a flood study is required to demonstrate that there is no adverse impact on flooding prior to release of the Construction Certificate.

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- (e) Prior to Occupation a Positive Covenant is to be provided over the On-Site Detention System in accordance with the requirements with Council's Engineering Guide for Development.
- (f) All buildings within the site are to have a minimum floor level of RL 33.9m AHD.
- (g) A Registered Surveyor is to certify that the minimum floor level has been achieved prior to pouring of the slabs.
- (h) Prior to the release of the Occupation Certificate, a Registered Surveyor is to certify that the minimum floor level of RL 33.9m AHD, has been achieved for all buildings on site.

2. Stormwater Quality and WSUD

- (a) A Stormwater Management Plan is to be prepared to satisfy the requirements outlined in Council's Water Quality Control Policy.
- (b) MUSIC modelling is to be undertaken to confirm that the water quality requirements have been met. Such modelling is to be undertaken in accordance with Council's draft guidelines. Council is able to supply local MUSIC rainfall and source node data for use in the model.
- (c) A Design Plan is required detailing the proposed Water Quality devices and locations, including the area around the rail siding.
- (d) A drainage catchment plan is required to indicate what areas are draining to specific Stormwater Quality Improvement Devices.
- (e) Rainwater tanks are to be provided to supply a minimum of 40% of all non-potable uses for the site, unless physically impossible.
- (f) The on ground concrete storage bays shall be designed to have sufficient containment measures, to avoid wash out of materials that may end up in the waterway.
- (g) Prior to Occupation, a Positive Covenant is to be provided over the Stormwater Quality Improvement Devices in accordance with the requirements with Council's Engineering Guide for Development.

3. Design and Works Specification

- (a) All engineering works must be designed and undertaken in accordance with the relevant aspects of the following documents:
 - (i) Blacktown City Council's Works Specification - Civil (Current Version)
 - (ii) Blacktown City Council's Engineering Guide for Development (Current Version)
 - (iii) Blacktown City Council Soil Erosion and Sediment Control Policy (Current Version)
 - (iv) Blacktown City Council on Site Detention/Detention Basin/Water Sensitive Urban Design General Guidelines and Checklist
 - (v) Blacktown City Council Stormwater Quality Control Policy

4. Environmental Health

- (a) Any activity carried out shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- (b) All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- (c) In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.

5. Other Matters

- (a) All hazardous substances, air quality and noise impacts during the construction and operational phases inclusive of mandatory reporting and continued compliance with the targets are adhered to and verified for compliance.
- (b) Council supports the proposal to increase the density of landscaping and trees on site as set-out in Section 5 and 6 of the Report. Any landscaping on Council-owned land is to be endorsed by Council's Open Space Manager, Eddy Rodgers with prior written verification.

In finalising the proposed development, Council expects that the above-cited matters be subject to further consideration by Department of Planning.

Should you require any further information regarding this matter, please contact Council's Town Planner, Momcilo Romic on 9839 6000.

Yours sincerely



Judith Portelli

MANAGER DEVELOPMENT SERVICES & ADMINISTRATION