
COMMERCIAL & INDUSTRIAL DIVISION

30 August 2010

The Director General
NSW Department of Planning
23-33 Bridge Street
Sydney NSW 2000

ATTENTION: Ms Haley Rich

**RE: LOT 2 DP1149138 – EASTERN CREEK
DEVELOPMENT APPLICATION (MP10_0082) FOR THE K-MART PROJECT**

I refer to the Director General's Requirements dated 23 June 2010 for the abovementioned site, and our application lodged on 25 June 2010.

We are in receipt of the submissions listed below and have addressed them in separate/attached correspondence and/or in the attached Annexure A

1. A public submission (by Ms Jennifer Fry), dated 5/8/10, received by the Department of Planning, following advertising of our application.
2. Response to a submission by Blacktown City Council, letter dated 23/8/10
3. Response to Gallagher Jeffs Consulting letter dated 27/8/10 – refer separate response letter by Road Delay Solutions dated 30/8/10, attached.

Further as requested by the Department of Planning we confirm our updated Statement of Commitments is extended in the attached Annexure 2, to incorporate the comments by Council, reworded as conditions.

We have now addressed these submissions and as there are no unresolved environmental factors, we request the Department of Planning finalise the assessment of our application and issue a draft decision, for our review prior to issuing the final consent.

Should you require further information on the above submitted documentation, please don't hesitate to contact me on Ph 0417 480 730.

Yours faithfully,

Australand Holdings Limited



Paul Solomon
DEVELOPMENT MANAGER – INFRASTRUCTURE AND APPROVALS

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ANNEXURE A – RESPONSE TO SUBMISSIONS

1. Response to a public submission (by Ms Jennifer Fry), dated 5/8/10

SUMMARY OF ISSUE	RESPONSE
The EA does not justify the reason for the removal of the Cumberland Plain Woodland	Section 1.2 (pg 9) of the EA describes the history of the site, including the earlier approval (06-1992) for tree clearing. It also describes that “all relevant issues including environmental reports, flora and fauna reports....” Have been considered in the earlier approval. Section 4.14 of the EA provides further detail.
It is irresponsible of government planning to allow these developments to proceed without important protection. ... Thus against the government principals of Environment Sustainable Development.	Section 4.1.2 of the EA refers to the SEPP (Western Sydney Employment Area), 2009, that permits the site to be released for urban development in March 2003 and then describes how the proposed development meets the objectives of the SEPP, including Environmental Sustainable Development. Section 5.5 of the EA provides further detail.
I also object to the proposal due to lack of public transport.....Whilst no services are noted as being currently available along the access road....it is noted that as further development proceeds and the road network is extended future bus services will be likely to be introduced..... The increase in traffic would further deteriorate the road network and currently this can not be afforded in Sydney’s choking roads in peak period.	Section 5.8 of the EA provides detail, on this: Public Transport – extensions of the current bus services to/from Roxy Hill train Station are planned once the road network of the precinct opens up. Considerations of the public transport and bicycle facilities have been planned in the Precinct Plan and by Council. Shower facilities are incorporated into the proposed development for cyclists. Traffic Impacts – peak hour traffic movements have been modelled and “the interaction between local traffic and the associated vehicle generations by development will result in an acceptable satisfactory level of service during both morning and evening peaks”.

2. Response to a submission by Blacktown City Council , letter dated 23/8/10

SUMMARY OF ISSUE	RESPONSE
Building Code of Australia	
All aspects of the building design concept are to comply with the Building Code of Australia. In particular, the building design will be subject to an extensive alternative solution and a Section J report required.	Noted, and already included in our Statement of Commitments
Building Design and Function	

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<p>All aspects of the building design concept must be assessed against Council's adopted Eastern Creek Precinct Plan.</p>	<p>Eastern Creek Precinct Plan - The proposed buildings in the development follow compliance to Section 11 (Urban Design) of the Eastern Creek Precinct Plan, including setbacks.</p> <p>No further action is necessary.</p>
<p>All the urban design provisions proposed for the development meet the controls required in the Precinct Plan, particularly the 'private open space' requirement (5% of total office area) and the setbacks.</p>	<p>Eastern Creek Precinct Plan - The proposed buildings in the development follow compliance to Section 11 (Urban Design) of the Eastern Creek Precinct Plan, including setbacks.</p> <p>Outdoor Area - Proportionally, the outdoor area provided comprises 8% of the total office area in the development at 141 sqm out of a total office area of 1 710 sqm.</p> <p>No further action is necessary.</p>
<p>Please note that the subject site falls within Noise Emission Zone 5 and Category 1 Bush Fire Prone Land and further evaluation will be needed.</p>	<p>Noise Emission Zone 5 criteria from the Precinct Plan has been acknowledged in the submitted "Environmental Noise Emission Assessment" (refer section 4.1, pg 5 and section 7, pg 13) and concluded as satisfying this criteria.</p> <p>The Precinct Plan was prepared and published at the same time that our Biodiversity Outcome was negotiated and agreed with DECC (refer attached letters dated 2/11/05 and 19/8/09). The impact of this outcome was that vegetation over the footprint of this proposed application and in fact the urban footprint of Stage 3 of Australand's site was approved for clearing and so removing the fireload/bushfire prone land – Vegetation Category 1. This was documented and approved by Council under DA 06-1992. The Biodiversity Conservation Areas (Fig 17, pg 8-8) of the Precinct Plan was subsequently updated to reflect this. Thus the issue has been already addressed under the earlier application and the proposed application does not present a bushfire risk.</p> <p>No further action is necessary.</p>
<p>Noise emissions</p>	
<p>The acoustic report prepared by Acoustic Logic Consultancy only provides an assessment of the noise impact from the warehousing operations on the nearest residential receivers and does not consider</p>	<p>Refer to the attached letter dated 26/8/10, from Acoustic Logic that addresses the issue raised, and is included in the Statement of Commitments.</p>

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the noise impact on the surrounding industrial/commercial premises. It should be noted, criteria for the recommended LAeq noise levels for industrial and commercial premises are provided in the DECCW Industrial Noise Policy.	No further action is necessary.
Traffic, Access and Car Parking	
The width of the access driveways should comply with the Australian Standard 2890.1 and AS 2890.2 requirements.	The application complies and we have included this in our Statement of Commitments
The Design of car parking area, aisle widths, driveway widths and grades, manoeuvring areas, loading docks, sight distances etc to conform to AS 2890.1-2004 and AS2890.2-2002.	The application complies and we have included this in our Statement of Commitments
The number of parking spaces should comply with the Precinct Plan as some of the provisional northern and southern parking spaces are within the turning path of trucks (refer figure 11). Therefore, it is recommended that an appropriate condition should be imposed to retain sufficient area for the future car parking provision to satisfy Council's parking code requirements.	<p>The carparking spaces as provided on the site plan complies with the Precinct Plan number of car parking spaces, as noted in the submitted Traffic Impact Report.</p> <p>Disagree with the comment on the swept path of truck impacting on the carparking spaces. The Drawings submitted to the Department (KM-EC3-SK-300 Rev A and KM-EC3-SK-300 Rev A), demonstrate this, no conditions required as we have demonstrated the concern is not valid.</p> <p>No further action is necessary.</p>
As per Figure 8 Council does not support designated right turning bays for various entry/exit points and associated "No Stopping" restrictions. Industrial roads are generally wide enough to allow a vehicle waiting to turn and other vehicles to pass the stationary vehicle.	<p>We have no objection to the proposal by Council. Our application is for the building. The comment on Road 4 (as shown in Fig 8) is subject to a separate application for Road 4 and has been conditioned by Council as the Consent Authority for this application.</p> <p>No further action is necessary.</p>
The location of the pedestrian crossing between the car park and the proposed office is very close to the bend, therefore it is considered unsafe as a turning driver may not be able to see a pedestrian.	<p>Disagree, there is adequate sight distance for entering trucks to see pedestrians on the crossing, with no visual barriers proposed on the application drawing that would obscure vision.</p> <p>No further action is necessary.</p>
As per traffic report, 42 heavy vehicles movements are in the peak hour traffic to/from the development, and it appears that there is no truck parking provided on site. A separate truck parking area should be provided as Council does not support truck queuing/parking along public roads.	<p>Disagree, there is adequate space within the development for trucks to queue, but with 73 loading docks there is no queuing that will occur.</p> <p>No further action is necessary.</p>
All vehicles must enter and leave the site in the forward direction.	The application complies and we will include this in our Statement of Commitments

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Stormwater Drainage & Civil Works	
Council anticipates that the DoP will ensure stormwater drainage from the site must be designed to satisfactorily drain rainfall intensities and ensures that the development, either during construction or upon completion, does not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties.	Agree the stormwater drainage has been designed in accordance with the documents listed in item Stormwater Drainage & Civil Works and we have included this in our Statement of Commitments
Council also requires that any site not draining directly to a public road be serviced by an inter-allotment drainage line and appropriate easement.	Agree and we have included this in our Statement of Commitments
In relation to the civil, stormwater drainage and other ancillary engineering works required for the proposal, Council requests that such specifications be designed and undertaken in accordance with the relevant aspects of the following documents: (a) Blacktown City Council's Works Specification – Civil (Current Version). (b) Blacktown City Council's Engineering Guide for Development (Current Version). (c) Blacktown City Council Soil Erosion and Sediment Control Policy (Current Version). (d) Blacktown City Council Stormwater Quality Control Policy.	Agree and we have included this in our Statement of Commitments
<i>Furthermore, specific references should be made to the following items that should be conditioned on any consent that may be issued by the Department.</i>	
A catchment plan is to be prepared prior to release of the Construction Certificate based on the approved subdivision plan showing what areas of the proposed site drain to which detention basin within the subdivision. A catchment plan is then to be prepared for the proposed development that clearly demonstrates that the post development areas draining to the regional detention basins are the same as the subdivision plan.	Agree and we have included this in our Statement of Commitments

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<p>The internal pipe network is to be designed in accordance with the current Council's Engineering Guide for Development to carry the 20 year ARI storm flows without surcharge. On site detention is not required internally as detention is provided in a regional basin.</p>	<p>Noted, and incorporated into the Statement of Commitments by incorporating the condition for all stormwater works to be designed in accordance with Council's list of specifications as referred above.</p> <p>Thus will be assessed for compliance by the Principal Certifying Authority</p>
<p>Details are to be provided for the safe conveyance of overland flows within the site in the 1 in 100 year ARI event with freeboard to the floor level when the pipe and pit capacity is exceeded.</p>	<p>Noted, and incorporated into the Statement of Commitments by incorporating the condition for all stormwater works to be designed in accordance with Council's list of specifications as referred above.</p> <p>Thus will be assessed for compliance by the Principal Certifying Authority</p>
<p>A drainage catchment plan is required to indicate what areas are draining to specific stormwater pits prior to release of the Construction Certificate.</p>	<p>Agree and we have included this in our Statement of Commitments</p>
<p>A DRAINS electronic model must be provided prior to release of the Construction Certificate to demonstrate that the internal pipe network can safely carry the 20 year ARI storm flows without surcharge. Blockage factors should be applied to all inlet pits with lintels at 0.5 for sags and 0.2 for pits on grade. For grate only inlets the blockage factor should be 0.5 minimum.</p>	<p>Agree and we have included this in our Statement of Commitments</p>
<p>A preliminary DRAINS electronic model was provided separately to Council. Based on this model the following amendments are required:</p> <p>a) Pit loss factors should be increased at pit 6-K to account for diversion wall and losses through Stormfilter. Similarly losses at pit 6-L should be increased to account for the extra pipe from Stormfilter.</p> <p>b) On the eastern side of the development just about every pipe in DRAINS is different to the sizes indicated on the Drainage Plans. In pipe 5-E to 5-F DRAINS shows 900 mm but plans show 825 mm, in pipe 4-I to 4-J DRAINS shows 825 mm but plan shows 450 mm. Many others as well. The plans or DRAINS need to be amended to be consistent.</p> <p>c) Pit 2 B appears to have the wrong catchment area.</p>	<p>Agree and we have included this in our Statement of Commitments</p>

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<p>d) There is significant surcharge out of pit 2 G.</p> <p>e) Pit freeboard needs to be set to a minimum of 150 mm. There is insufficient freeboard at pits 3A, 3D, 4A and 4B.</p> <p>f) The DRAINS model needs to be extended beyond the current proposed connection into the downstream road drainage network at the north east corner of the site to demonstrate that there are no adverse consequences or surcharge to this network due to changes to the angle that the new pipe connects in.</p>	
<p>The proposed development is to achieve the objectives of Council's current Water Quality Control Policy for a site over 5 Ha prior to release of the Construction Certificate.</p>	<p>Noted, and incorporated into the Statement of Commitments by incorporating the condition for all stormwater works to be designed in accordance with Council's list of specifications as referred above.</p> <p>Thus will be assessed for compliance by the Principal Certifying Authority</p>
<p>A drainage catchment plan is required to indicate what areas are draining to specific Stormwater Quality Improvement Devices.</p>	<p>Noted, and incorporated into the Statement of Commitments by incorporating the condition for all stormwater works to be designed in accordance with Council's list of specifications as referred above.</p> <p>Thus will be assessed for compliance by the Principal Certifying Authority</p>
<p>A minimum of 40% and preferably up to 80% of the non-potable water use for the proposed development is to be met through rainwater.</p>	<p>This request is incorporated into the Statement of Commitments "Water Management section, as per our submitted Water Management Plan.</p> <p>However the preference indicated is not documented in Council's policy and is considered too onerous.</p>
<p>Prior to release of the Construction Certificate a hydraulic engineer is to prepare a non-potable water supply and pipe plan for the site. This includes mains water bypass or rainwater tank top up, filters, purnps, pipe sizes and fixtures together with appropriate warning labels on pipes and taps.</p>	<p>Agree and we have included this in our Statement of Commitments</p>

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<p>MUSIC modelling is to be undertaken prior to release of the Construction Certificate, to confirm that the water quality and rainwater reuse provisions have been met. Such modelling is to be undertaken in accordance with Council's draft guidelines. Council is able to supply MUSIC rainfall and source node data for use in the model.</p>	<p>Agree and we have included this in our Statement of Commitments</p>
<p>MUSIC does not consider hydrocarbons. The Water Quality policy states that you need to achieve the greater of 90% of the total annual load, or TPH < 10 mg/L from the whole site at all times. The Stormwater Management Plan needs to address this.</p>	<p>Noted, and incorporated into the Statement of Commitments by incorporating the condition for all stormwater works to be designed in accordance with Council's list of specifications as referred above.</p> <p>Thus will be assessed for compliance by the Principal Certifying Authority</p>
<p>The details provided for the bioretention swales on drawing C-46 are incorrect. Note the media is to be contained with pool liner, not geotextile. All topsoil is to be removed from the swale and replaced with bioretention media. Amended plans are required. The bioretention swales should be in accordance with the information available from www.monash.edu.au/fawb</p>	<p>Agree and we have included this in our Statement of Commitments</p>
<p>The vegetation species specified for the bioretention swales are to be in accordance with Council's Draft IWCM HANDBOOK PART 5: VEGETATION SELECTION GUIDE FOR bioretention swales prior to release of the Construction Certificate.</p>	<p>Bioretention swales to this project are narrow linear arrangements and have been documented to be vegetated with three species of tufted plants in accordance with the 'Handbook' quoted and as follows:</p> <ol style="list-style-type: none"> 1. <i>Cyperus trinervis</i> (Sedge) as listed in Table 5.3 'Tufted Species' on Page 109 of the 'Handbook'. 2. <i>Lomandra longifolia</i> (Matrush) as listed on Table 5.3 'Tufted Species' on Page 109 of the 'Handbook'. 3. <i>Isolepis nodosa</i> (Knobby Club Rush) as a more widely available substitute for <i>Isolepis inundata</i> (Swamp Club Rush) listed on Table 4.3 'Shallow Marsh Zone' on Page 105 of the 'Handbook'. <p>These are large tufted plants specified as virotubes are documented to be planted at 6 plants/m², though Council's preference is for 8/m² to account for attrition.</p> <p>No further action is necessary, as our submitted documentation complies.</p>

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MUSIC modelling is required to include the first flush roof systems, proposed Stormwater 360 products and bioretention swales in accordance with the MUSIC guidelines. Note MUSIC defines the surface area of the bioretention system storage (ie. the surface storage above the infiltration medium) in m2 as the surface area at half the extended detention depth.	Agree and we have included this in our Statement of Commitments
Where Council is not the Certifying Authority an independent engineering consultant is to assess the final drainage plans and certify that the pipe systems and water quality requirements meet Council's design standard and the consent conditions prior to release of the construction certificate.	Noted, and incorporated into the Statement of Commitments
A Maintenance Schedule is to be prepared for each Stormwater Quality Improvement Device, including the First Flush System, prior to release of the Construction Certificate.	Noted, and incorporated into the Statement of Commitments
A Geotechnical Engineer is to undertake insitu Saturated Hydraulic Conductivity Testing of each of the bioretention systems in accordance with Practise Note 1 of the FAWB guidelines. Such testing to be undertaken immediately prior to occupation when all building and pavement works are complete and the plants established. Where the hydraulic conductivity is less than the rate specified in MUSIC, remediation works will be required over the whole filter area to restore the conductivity and the test repeated until the minimum hydraulic conductivity is achieved. A Geotechnical Engineer is to then certify prior to occupation, that in accordance with Practise Note 1 of the FAWB guidelines, the Saturated Hydraulic Conductivity is above the minimum specified in MUSIC for each of the bioretention systems.	Agree and we have included this in our Statement of Commitments
A Positive Covenant is to be provided over the Stormwater Quality Improvement Devices as per Council's Engineering Guide for Development, prior to occupation.	Agree and we have included this in our Statement of Commitments
Prior to occupation, the hydraulic engineer is to certify that all the provisions of the non potable water supply plan have been installed as per the approved plan and are operational.	Agree and we have included this in our Statement of Commitments
Prior to occupation, the hydraulic engineer is to certify that all the Stormwater Quality Improvement Devices (including the	Agree and we have included this in our Statement of Commitments

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bioretention swales) and stormwater pipes and pits have been installed as per the approved plan.	
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ANNEXURE 2 – STATEMENT OF COMMITMENTS

MANAGEMENT ISSUE	PROPOSERS COMMITMENT
Infrastructure	<p>The proponent commits to provision of road infrastructure in accordance with the Precinct Plan and the development consent for the development (DA 06-1992 and as modified by S.96) as provided for in the Voluntary Planning Agreement with Blacktown City Council.</p> <p>The proponent also commits to the following also as part of the VPA with Blacktown Council prior to release of the subdivision certificate:</p> <ul style="list-style-type: none"> - Contributions in respect of the Old Wallgrove Road Upgrade, the Archbold Road Upgrade and - The Link Road Upgrade; - Truck drainage, detention basins and riparian zones required in relation to development on land covered by the Precinct Plan <p>The proponent also commits to offer and enter into a VPA with the Minister of Planning (or their delegate) at a rate of \$180,000 per net developable hectare of land (the subject of this application) to enable monetary contributions made towards costs of upgrading of relevant state funded transport infrastructure prior to release of the construction certificate for the development.</p>
Construction Management	A Construction Environmental Management Plan (CEMP) is to be compiled and will be provided to the Director-General of the Department before construction begins.
Operations Management	An overall Operation Environmental Management Plan (OEMP) is to be prepared and provided to the Director-General before commencement of operation of the site. The OEMP will set out the environmental management structure and practices and measures to be adopted on site.
Water Management	Adoption of the accompanying Water Management report prepared by Steensen Varming including: <ul style="list-style-type: none"> - Installation of a 100kl rainwater

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	<p>Harvesting System;</p> <ul style="list-style-type: none"> - 4 Star WELS rated toilets throughout the development; - 5 Star WELS rated urinals throughout the development; - 5 Star WELS rated tapware throughout the development; - 3 Star WELS rated showers throughout the development
Waste Management	<p>Adherence to the recycling and waste disposal measures set out in the accompanying Waste Management report including:</p> <ul style="list-style-type: none"> - Provision on site within both warehouse and office areas clearly marked recycling and waste bins; - Appointment of contractors to deal with waste removal and recycling as set out in the waste management plan; - Implementation of staff awareness and educational programs to supplement OH & S Environmental programs in relation to waste management; - Cleaning staff to be responsible for day to day management of all waste and recycling stations
Soil Erosion and Sediment Control	<p>The measures recommended in the accompanying sediment and erosion control plan prepared by Costin Roe Consulting including:</p> <ul style="list-style-type: none"> - A stabilized minimum 10m wide construction traffic entry with a truck shaker; - Catch drains and silt fencing; - Kerb & Grated Pit in let controls; - Stabilized stockpiles
Stormwater Treatment and Drainage	<p>The maintenance and monitoring measures recommended in the accompanying stormwater management plan prepared by Costin Roe Consulting as follows:</p> <ul style="list-style-type: none"> - proposed STMs will be subject to monitoring at 3 month intervals for the first year of operation and 4 month intervals in the second year; - appropriate records are to be kept in relation to the type and amount of pollutants recorded; - After the first two years a maintenance schedule will be established with future

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	<p>cleaning to occur with a maximum of 6 month intervals;</p> <p>A catchment plan is to be prepared prior to release of the Construction Certificate based on the approved subdivision plan showing what areas of the proposed site drain to which detention basin within the subdivision. A catchment plan is then to be prepared for the proposed development that clearly demonstrates that the post development areas draining to the regional detention basins are the same as the subdivision plan.</p> <p>A drainage catchment plan is required to indicate what areas are draining to specific stormwater pits prior to release of the Construction Certificate.</p> <p>A DRAINS electronic model must be provided prior to release of the Construction Certificate to demonstrate that the internal pipe network can safely carry the 20 year ARI storm flows without surcharge. Blockage factors should be applied to all inlet pits with lintels at 0.5 for sags and 0.2 for pits on grade. For grate only inlets the blockage factor should be 0.5 minimum.</p> <p>Amend the DRAINS electronic model as per the following amendments:</p> <p>a) Pit loss factors should be increased at pit 6-K to account for diversion wall and losses through Stormfilter. Similarly losses at pit 6-L should be increased to account for the extra pipe from Stormfilter.</p> <p>b) On the eastern side of the development just about every pipe in DRAINS is different to the sizes indicated on the Drainage Plans. In pipe 5-E to 5-F DRAINS shows 900 mm but plans show 825 mm, in pipe 4-I to 4-J DRAINS shows 825 mm but plan shows 450 mm. Many others as well. The plans or DRAINS need to be amended to be consistent.</p> <p>c) Pit 2 B appears to have the wrong catchment area.</p>
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	<p>d) There is significant surcharge out of pit 2 G.</p> <p>e) Pit freeboard needs to be set to a minimum of 150 mm. There is insufficient freeboard at pits 3A, 3D, 4A and 4B.</p> <p>f) The DRAINS model needs to be extended beyond the current proposed connection into the downstream road drainage network at the north east corner of the site to demonstrate that there are no adverse consequences or surcharge to this network due to changes to the angle that the new pipe connects in.</p> <p>Prior to release of the Construction Certificate a hydraulic engineer is to prepare a non-potable water supply and pipe plan for the site. This includes mains water bypass or rainwater tank top up, filters, pumps, pipe sizes and fixtures together with appropriate warning labels on pipes and taps.</p> <p>MUSIC modelling is to be undertaken prior to release of the Construction Certificate, to confirm that the water quality and rainwater reuse provisions have been met. Such modelling is to be undertaken in accordance with Council's draft guidelines. Council is able to supply MUSIC rainfall and source node data for use in the model.</p> <p>The details provided for the bioretention swales on drawing C-46 are incorrect. Note the media is to be contained with pool liner, not geotextile. All topsoil is to be removed from the swale and replaced with bioretention media. Amended plans are required. The bioretention swales should be in accordance with the information available from www.monash.edu.au/fawb</p> <p>Any site not draining directly to a public road be serviced by an inter-allotment drainage line and appropriate easement.</p> <p>All stormwater works must be designed and undertaken in accordance with the relevant aspects of the following documents: (a) Blacktown City Council's Works Specification – Civil (Current Version).</p>
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	<p>(b) Blacktown City Council's Engineering Guide for Development (Current Version).</p> <p>(c) Blacktown City Council Soil Erosion and Sediment Control Policy (Current Version).</p> <p>(d) Blacktown City Council Stormwater Quality Control Policy.</p> <p>MUSIC modelling is required to include the first flush roof systems, proposed Stormwater 360 products and bioretention swales in accordance with the MUSIC guidelines. Note MUSIC defines the surface area of the bioretention system storage (ie. the surface storage above the infiltration medium) in m² as the surface area at half the extended detention depth.</p> <p>Where Council is not the Certifying Authority an independent engineering consultant is to assess the final drainage plans and certify that the pipe systems and water quality requirements meet Council's design standard and the consent conditions prior to release of the Construction Certificate.</p> <p>A Maintenance Schedule is to be prepared for each Stormwater Quality Improvement Device, including the First Flush System, prior to release of the Construction Certificate.</p> <p>A Geotechnical Engineer is to undertake insitu Saturated Hydraulic Conductivity Testing of each of the bioretention systems in accordance with Practise Note 1 of the FAWB guidelines. Such testing to be undertaken immediately prior to occupation when all building and pavement works are complete and the plants established. Where the hydraulic conductivity is less than the rate specified in MUSIC, remediation works will be required over the whole filter area to restore the conductivity and the test repeated until the minimum hydraulic conductivity is achieved. A Geotechnical Engineer is to then certify prior to occupation, that in accordance with Practise Note 1 of the FAWB guidelines, the Saturated Hydraulic Conductivity is above the minimum specified in MUSIC for each of the</p>
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	<p>bioretention systems.</p> <p>A Positive Covenant is to be provided over the Stormwater Quality Improvement Devices as per Council's Engineering Guide for Development, prior to occupation.</p> <p>Prior to occupation, the hydraulic engineer is to certify that all the provisions of the nonpotable water supply plan have been installed as per the approved plan and are operational.</p> <p>Prior to occupation, the hydraulic engineer is to certify that all the Stormwater Quality Improvement Devices (including the bioretention swales) and stormwater pipes and pits have been installed as per the approved plan.</p>
Air Quality	Dust management and mitigation measures will be included in the Construction Environmental Management Plan
Noise	DECCW criteria for construction and operation of the premises will be observed. Requirements set out in the Interim Construction Noise Guidelines and the NSW Industrial Noise Policy will be adhered to at all times as per the accompanying Acoustic reports. The proponent commits to achievement of the following noise objectives:
Landscape management	The proponent commits to maintenance of all landscape planting on site with particular attention given to the screen planting proposes to the east and north of the container yard.
BCA Compliance	<p>The report prepared by McKenzie Group Consulting in association with this application concludes that the proposal is able to comply with the BCA. The proponent commits to adherence to this report and ongoing compliance with the BCA including:</p> <ul style="list-style-type: none"> - preparation of suitable fire engineered solutions prior to issue of a construction certificate in relation to the following sections of the BCA: <ol style="list-style-type: none"> 1. Egress Travel Distances and Distances between Alternate Exits (DP4), 2. Smoke hazard Management (EP2.2) 3. Fire Hydrant protection (EP1.3).
Traffic, Access and Carparking	The width of the access driveways should

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	<p>comply with the Australian Standard 2890.1 and AS 2890.2 requirements.</p> <p>The Design of car parking area, aisle widths, driveway widths and grades, manoeuvring areas, loading docks, sight distances etc to conform to AS 2890.1-2004 and AS2890.2-2002.</p> <p>All vehicles must enter and leave the site in the forward direction.</p>
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