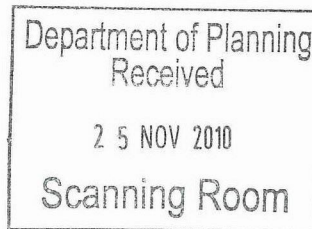




PCU017075

Department of Planning
GPO Box 39
Sydney NSW 2001



24 November 2010

Attention: Ms Haley Rich

Dear Madam,

**Re: Metcash Distribution Centre Project (MP 10-0140) at Lots 2 & 3 DP 1127100
Brabham Drive, Eastern Creek .**

Reference is made to your letter dated 25 October 2010 and accompanying Environmental Assessment Report Dated October 2010 prepared by Robinson Urban Planning Pty Ltd for the above cited development proposal that is currently before the Minister for consideration as a Major Project under Part 3A of the EP & A Act 1979 (as amended).

Whilst Council does not object in principle to the proposed Metcash Distribution Centre, various sections of Council have provided more detailed comments on the proposal. These are listed below:

1. Traffic - Traffic section has raised some issues with respect to the internal driveways, particularly:

- (i) The proposal showed a shared driveway for both heavy and light vehicles to the western boundary of the site. The shared driveway is not supported as there is a conflict between trucks and cars near the car park entry ramp. It is our view that driveways must be separated to avoid conflicts between heavy and light vehicles. This could be achieved by providing truck access as part of the precinct plan roundabout between Lots 2, 3, 4 and 6 and retaining the western access point for cars only.
- (ii) It is noted with concern that the proposal suggested the deletion of the precinct plan roundabout between Lots 2, 3, 4 and 6 resulting from the removal of access road between Lots 2 and 3 without any consideration to the road safety at this location. Council does not support the deletion of this roundabout on the safety grounds as the removal of the roundabout would create a "T" intersection which requires some form of control as the predominant movement will be along the extension of Huntingwood Dr and the Great Western Highway via new roads north of the extension of Huntingwood Dr.
- (iii) Traffic generated by the proposed development can be accommodated within the existing road network capacity without deletion of the precinct plan roundabout between Lots 2, 3, 4 and 6.

Council Chambers • 62 Flushcombe Road • Blacktown NSW 2148

Telephone: (02) 9839 6000 • **Facsimile:** (02) 9831-1961 • **DX** 8117 Blacktown

Email: enquiries@blacktown.nsw.gov.au • **Website:** www.blacktown.nsw.gov.au

All correspondence to: The General Manager • PO Box 63 • Blacktown NSW 2148

- (iv) Design of car parking area, circulation aisle widths, driveway widths, manoeuvring areas, sight distances, ramp grades, headroom, loading areas etc to conform to AS 2890.1-2004 and AS 2890.2-2002.
- (v) Number of parking spaces provided complies with the Council's requirements.
- (vi) All vehicles must enter and leave in the forward direction.

2. Stormwater drainage - Council's drainage section has provided a list of condition which should be included in any consent issues by the Department, namely.

- (i) The development is in the first stage of the Bungarribee Industrial Estate. On-site detention may need to be provided off-site in a temporary location until the ultimate system is provided. The detention system will need to ensure that all the post developed discharges from the 1.5 year to the 1 in 100 year ARI storm are equal to or less than the pre development flows for all storm durations and can safely contain the required storage. Details of calculations, sizes, outlets and location of the basin are to be provided.
- (ii) 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.
- (iii) A drainage catchment plan is required to indicate what areas are draining to specific stormwater pits. The site discharge areas draining to the north and south are to match the original layout as proposed in the WEST HUNTINGWOOD EMPLOYMENT LANDS DETAILED WSUD STRATEGY prepared by EDAW/AECOM October 2009.
- (iv) A DRAINS electronic model must be provided and approved to demonstrate that the internal pipe network can safely carry the 20 year ARI storm flows without surcharge prior to release of the construction certificate. 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.
- (v) 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.
- (vi) The water quality treatment will include gross pollutant traps targeting gross litter either as litter basket pit inserts, or as proprietary wet sump gross pollutant traps followed by vortex style gross pollutant traps targeting TSS and hydrocarbons as a treatment train. These are all to be designed for a minimum of the three month flow. Roof water, or the overflow from the rainwater tanks, are permitted to bypass the gross pollutant traps. Details are to be approved prior to release of the construction certificate including provision for adequate access by large eductor truck to clean the gross pollutant traps.
- (vii) The Southern Drainage Channel within their site is to be under the ownership of the site. The owner is to be responsible for all ongoing maintenance of the channel within the site. The channel is to be heavily vegetated with native riparian vegetation. Details are to be provided prior to release of the construction certificate.

- (viii) All discharge pipes to the Southern Drainage Channel are to comply with the requirements of Controlled Activities – Outlet Structures under the Water Management Act 2000. This is to include scour protection and energy dissipation.
- (ix) The development shall undertake good general Water Sensitive Urban Design practise e.g. by directing parking areas or driveways to gardens or grass/bio swales before collection in pits.
- (x) A drainage catchment plan is required to indicate what areas are draining to specific Stormwater Quality Improvement Devices.
- (xi) A minimum of 80% of the non-potable water use for the proposed development is to be met through rainwater unless physically impossible to do so. Rainwater tanks are to source water from a minimum of 80% of the roof area. Details of non-potable water usage rates and how the percentage reuse has been achieved need to be provided prior to release of the construction certificate. Where recycled water is available this must only be used to supplement any rainwater, or stormwater harvesting and reuse schemes e.g. as a top up to the rainwater tank, or in lieu of mains water bypass.
- (xii) A hydraulic engineer is to prepare a preliminary non-potable water supply, pipe and fixture plan for the site.
- (xiii) Prior to release of the construction certificate, maintenance requirements are to be provided for each of the Stormwater Quality Improvement Devices and the riparian vegetation of the Southern Drainage Channel.
- (xiv) Prior to release of the construction certificate, where Council is not the Certifying Authority, an independent engineering consultant is to assess the final drainage plans and certify that the pipe/pit systems and water quality requirements meet Council's design standard and the consent conditions.
- (xv) 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 (as amended).
- (xvi) Prior to Occupation a Positive Covenant is to be provided over the Southern Drainage Channel within the site for maintenance of the riparian vegetation.

3. Planning - The main aspect of Council's original submission dated 24 August, 2010 particularly with respect to the issue of Salinity. Given that high levels of salinity have been identified under the GHD Geotechnics report dated February 2009, it is considered imperative that the Management measures and monitoring recommendations made by this report be adhered to. The other matters relating to architectural design, landscaping and screen treatment of the watertank have been address satisfactorily.

In view of the above matters, Council requests that serious consideration be given to each of these recommendations and they be included in any consent issued. This will ensure that the proponent undertakes and operates the development in a manner that will have no adverse impact on the surrounding area.

Should you have any further enquiries concerning this matter, please do not hesitate to contact David Wong of Council's Development Services Unit on the number below, between 9 am and 12 noon.

Yours faithfully,



JUDITH PORTELLI
MANAGER DEVELOPMENT SERVICES

Your contact for this matter is: David Wong
Phone: 9839 6227
File No.: MC-10-1742

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