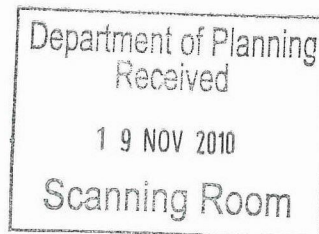




PCU016849

File no: MC-10-1711



17 November 2010

Department of Planning
GPO Box 39
SYDNEY 2001

Attention: Haley Rich

Dear Hailey

Re: Part 3A Major Development Project - Hewlett Packard Data Storage Project, Eastern Creek (MP 10_0142)

Reference is made to your correspondence dated 18 October 2010 and accompanying documentation giving Council an opportunity to comment on the Part 3A Major Development Project- Hewlett Packard Data Storage Project, Eastern Creek

Please be advised Council does not object in principle to the proposal over the site, but does raise concerns to certain aspects of the proposal and this letter also sets out to list certain conditions that Council would like the Department to include on any approval issued for the development. Council's concerns are based on the following:

Building Design Concept

All aspects of the building design concept must be assessed against Council's adopted Eastern Creek Precinct Plan.

All future additional data centres, access roads and like are to be approved by separate formal Development Applications.

Building Code of Australia

All aspects of the building design concept are to comply with the Building Code of Australia and a Section J report is required.

Traffic, Access and Car Parking

The driveway width for heavy vehicles should comply with AS 2890.2 requirement.

The design of car parking areas, aisle widths, driveway widths for cars and grades, manoeuvring areas, sight distances etc to conform to AS 2890.1-2004 and AS2890.2-2002.

There is deficiency of 83 car parking spaces as indicated in the Traffic report. Whilst the proposed staffing level may not require more than 28 car parking spaces for the proposed industrial development as stated by the proponent, it is however 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.

Council Chambers • 62 Flushcombe Road • Blacktown NSW 2148

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

All vehicles must enter and leave in the forward direction.

Provision is to be made for a 4m wide vehicular truck maintenance access way along the southern boundary and south-eastern splay boundary between the 2 detention basins with associated drainage easement in favour of Council and a right of way in favour of Council and Integral Energy. This is discussed further under the Stormwater Drainage and Civil Works heading at points (j), (k) and (l) of this letter.

Fencing of the site is to be undertaken in accordance with the details set out in the applicant's EA which consists of the frontages to Capicure Drive and Roberts Road being constructed of black powder coated metal palisade "Diplomat" style fencing 2.1m in height, whilst the side and rear boundaries being black plastic coated chain wire security type fencing 2.1m in height. All fencing is to be constructed at full cost to the developer.

Visual Impacts

The proposal provides for a series of aboveground diesel tanks and generators in an acoustic enclosure. Due to the adjacent land being a detention basin, these tanks and generators will be visible from Capicure Drive. Whilst the plans indicate these will be covered by metal screens, it is not clear from the plans how effective these screens will be in disguising the tanks and generators.

Council requests that the Department ensure that adequate landscaping is provided across the Capicure Drive frontage of the site (and where security provisions allow it, further landscaping along the eastern side of the site) plus any other necessary screening measures to ensure a satisfactory appearance of these structures from the public road.

Furthermore, if the sprinkler and hydrant tanks located on the southern side of the proposed carpark will be visible from Roberts Road then screening devices should be provided. Preference also is that such tanks be finished in a coloured subdued finish instead of shiny metal.

Landscaping

The EA provides information about intended landscaping however no detailed landscaping plan has been provided to illustrate its location. It is requested that any approval be conditioned to require the preparation of a landscaping plan that is consistent with the references to landscaping contained in Section 5.1.6, 5.1.6.2 and tables 5.3, 5.4 & 5.5 of the EA. Such plans are to include dense screen planting across the frontages of both Roberts Road and Capicure Drive for the full width of the setback areas. Landscaping in and around the carpark is also recommended to provide shade for parked vehicles.

Stormwater Drainage & Civil Works

Council anticipates that the Department 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.

Council also requires that any site not draining directly to a public road be serviced by an inter-allotment drainage line and appropriate easement.

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 On-Site Detention General Guidelines and Checklist
- (e) Blacktown City Council Stormwater Quality Control Policy

Furthermore, specific references should be made to the following items that should be conditioned on any consent that may be issued by the Department:

- (a) 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.
- (b) The regional basin appears not to be currently sized to accommodate flows from this site. Either the regional basin needs to be enlarged to accommodate these flows or the detention storage is to be provided on-site. Where the regional basin is to be enlarged details of the agreement and undertaking with Goodman and the necessary calculations to support the enlargement is to be provided prior to release of the Construction Certificate.
- (c) A drainage catchment plan is required to indicate what areas are draining to specific stormwater pits prior to release of the Construction Certificate.
- (d) A DRAINS electronic model must be provided and approved 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/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.
- (e) 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.
- (f) 80% of the non-potable water use for the proposed development is to be met through rainwater.
- (g) 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 labelling of pipes and taps.
- (h) A drainage catchment plan is required to indicate what areas are draining to specific Stormwater Quality Improvement Devices. The regional detention basin contains some water quality treatment, however the level of treatment is insufficient for the whole catchment. Consequently full water quality treatment will be required on site to achieve the objectives of Council's current Water Quality Control Policy for a site over 5Ha prior to release of the Construction Certificate. This will require:

- MUSIC modelling is to be undertaken 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 MUSIC guidelines. Council is able to supply MUSIC rainfall and source node data for use in the model.
 - The limitation in MUSIC is that it 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.
 - Any bioretention swales should be in accordance with the information available from www.monash.edu.au/fawb.
 - The vegetation species specified for the bioretention swales are to be in accordance with Council's Draft **IWCM HANDBOOK PART 5: VEGETATION SELECTION GUIDE**.
 - Undertake good general WSUD practise e.g. by directing parking areas or driveways to gardens or grass swales before collection in pits.
- (i) The outlet to the regional basin is to match the requirements of the NSW Office of Water natural stream discharge arrangements. Energy dissipation and scour protection is to be provided, with calculations to justify the dimensions and sizes chosen.
 - (j) The electrical switching yard is to be set back sufficiently from the southern and the south-eastern splay boundary to provide a **4 m wide vehicular truck maintenance access way between the two detention basins for Council**. This will also provide maintenance access for the pipeline that is proposed to be under this access way from the upper detention basin to the discharge point.
 - (k) The access way is to be sealed to Integral Energy requirements from Roberts Road to at least the Switching Yard.
 - (l) The access way is to be a minimum of 4 m wide and covered by a drainage easement in favour of Council and a right-of-way in favour of Council and Integral Energy. Any fencing is to be set back a minimum of 4 m from the southern and the south-eastern splay boundary.
 - (m) An assessment is to be made of the emergency overflow path from the upper detention basin and whether this has to be conveyed along the access way. If so this is to be designed to safely carry the appropriate flow to Council requirements.
 - (n) 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.
 - (o) A Maintenance Schedule is to be prepared for each Stormwater Quality Improvement Device prior to release of the Construction Certificate.
 - (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.
 - (q) Where detention is to be provided on-site a Maintenance Schedule is to be prepared for detention system prior to release of the Construction Certificate.

- (r) Where detention is to be provided on-site a Positive Covenant is to be provided over the detention system as per Council's Engineering Guide for Development, prior to occupation.
- (s) Prior to occupation, the hydraulic engineer is to certify that all the provisions of the non-potable water supply and pipe plan have been installed as per the approved plan and are operational.
- (t) Prior to occupation, the hydraulic engineer is to certify that all the Stormwater Quality Improvement Devices and stormwater pipes and pits have been installed as per the approved plan.

Radiation Protection and Magnetic Fields

Provide documentation to Council demonstrating compliance with Australian Radiation Protection and Nuclear Safety Agency (ARPANSA): *Interim Guidelines on Limits of Exposure to 50/60 Hz Electric and Magnetic Fields (1989)*.

Bunding, Storage and Spill Management

Bunding is to be designed and installed in accordance with:

- (a) Department of Environment and Conservation Guidelines - *Technical BU Bunding and Spill Management*;
- (b) Department of Environment and Conservation Guidelines "*Surface water management on the covered forecourt areas of service stations*";
- (c) *Australian Standard 1940-1993: The storage and handling of flammable and combustible liquids*; and
- (d) *Australian Standard/New Zealand Standard 4681:2000: The storage and handling of Class 9 (miscellaneous) dangerous goods and articles*.

The fuel tank, pump and any decanting areas are to be banded, graded and roofed so as to direct water and waste to a sump, which then discharges to the Sydney Water sewer system, in accordance with the requirements of Sydney Water.

A Trade Waste Agreement shall be obtained from Sydney Water prior to the discharge of trade wastewater to the sewer system.

The installation of any diesel tanks must comply with *Australian Standards AS1940:2004 The Storage and Handling of Flammable and Combustible Liquids*, *AS1692-2006 Steel Tanks for Flammable and Combustible Liquids*, and WorkCover NSW must be notified of this installation.

Sufficient supplies of appropriate absorbent materials and/or other appropriate spill cleanup equipment shall be kept on site to recover any liquid spillage. Liquid spills must be cleaned up using dry methods only and shall not give rise to an offence under the Protection of the Environment Operations Act 1997.

Environmental Management

Any activity carried out in accordance with this approval 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.

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.

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.

A copy of the compliance certificate and WorkCover NSW Dangerous Goods license for the installation of any diesel tanks are to be submitted to Council.

The Department is advised that Council's comments offered above are based on the plans, details and specifications cited below.

Drawing No.	Issue	Date
W1001	L (with red notation)	17.9.10
W2001	E (with red notation)	17.9.10
W2005	E (with red notation)	17.9.10
W4501	C (with red notation)	17.9.10
W0101	D	17.9.10
W0102	B	17.9.10
W1021	A	7.10.10
W1003	A	7.10.10

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

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

Yours faithfully



JUDITH PORTELLI
MANAGER DEVELOPMENT SERVICES & ADMINISTRATION