



Your ref: SSD 5175 MOD5
& SSD8858
File no: MC 12-1769 &
MC-17-00004

31 January 2020

Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 20001

Attention: Ms Emily Dickson

Dear Ms Dickson

SSD 5175 MOD 5 & SSD 8858 – Bulky goods retail centre on Lot 1 at Eastern Creek Business Hub

Thank you for your correspondence dated 10 January 2020 inviting us to provide comments/conditions to modify the concept plan (as it relates to Lot 1) SSD 5175 Mod 5 and the proposal to construct the bulky goods retail centre on Lot 1 (SSD 8858) for the Eastern Creek Business Hub, Rooty Hill Road South.

The Applicant's response to our previous concerns raised with the MOD and SSD applications have been reviewed and we still object to these proposals on the basis of our comments/issues listed in **Attachment A** to this letter as they have not been adequately addressed. We request that the applicant meets with Council and once further information is provided by the applicant that we are given another opportunity to comment on the new information and if satisfactory to provide conditions before you make any determination.

If you would like to discuss this matter further, please contact our Assistant Coordinator Planning Assessment, Kelly Coyne on 9839 6222.

Yours faithfully

Judith Portelli
Manager Development Assessment

Connect - Create - Celebrate

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: 02 9839 6000 - DX 8117 Blacktown

Email: council@blacktown.nsw.gov.au - Website: www.blacktown.nsw.gov.au

All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148

Blacktown City Council submission to proposal request for SSD 5175 MOD 5 & SSD 8858

1. Planning matters

- i. Whilst it is acknowledged that a number of approvals have been issued for a major development at the ECBH it is considered that the HILLPDA assessment still does not adequately address possible impact on nearby centres. The report (page 3) still relies on "Approx Retail Floor Space" of existing centres and fails to consider the potential for growth of those centres. As indicated previously the majority of Blacktown City's centres have potential for growth, in particular both Doonside and Rooty Hill have significant potential due to the existing centres being under-developed. Whilst the impact on the current levels of trade of those centres might be considered to be "low" there appears to be no acknowledgement of the possible impact on the potential growth of those centres.
- ii. It should also be noted that there is still a reference on pages 3 and 4 of the HillPDA letter which refers to Minchin Drive. That "centre" was rezoned to zone R2 under BLEP 2015.

2. Drainage matters

Based on the engineering report by at&I all the engineering issues are covered by SSD MOD 5.

In regards the plans submitted by the drainage consultant at&I for SSD 5175 Mod 5 they are very deficient and amended plans and modelling is required.

- i. A gross pollutant trap nominated by Henry and Hymas as a Rocla CDS sized for a minimum 6 month flow has not been provided. Provide details and calculations.
- ii. On at&I drawing DAC011 (B) it show 3 x 5000 L rainwater tanks (RWT) (15,000L total). For a development this size the RWT would be expected to be ten times that or more.
- iii. Design the RWT to receive the flow off every roof area. In this design 95% of the roof bypasses the RWT.
- iv. For industrial/commercial development a minimum of 80% of the non-potable water uses on site is to be met through rainwater. This is to be assessed using the node water balance in MUSIC. Allow for a 20% loss in rainwater tank size volume in MUSIC to that shown on the design plans below the overflow invert to allow for anaerobic zones, mains water top up levels and overflow levels. Where this is difficult to achieve the 80% reuse consider waterless urinals. Provide the MUSIC model electronically.

- v. For industrial/commercial development allow for internal rainwater reuse of 0.1 KL/day per toilet/urinal. Detail all toilets from architectural plan.
- vi. For watering landscaped areas only (excluding turf areas) e.g. common areas, allow 0.4 kL/year/m² as PET-Rain. This is to include the bioretention filter area that this site drains to detailed on the Henry and Hymas plans.
- vii. There should be schematic showing how the rainwater tank will work with meters to calculate non-potable usage, control panels, alarms, etc. and detail how the automatic solenoid mains water bypass will operate.