



Your Ref: SSD-9601

Contact: Kerren Ven on 9725 0878

24 April 2020

Department of Planning, Industry and Environment
Industry Assessments
GPO Box 39
SYDNEY NSW 2001

Attention: Planning Officer, Shaun Williams

SSD-9601 – 780 WALLGROVE ROAD, HORSLEY PARK – PROPOSED UPGRADES TO PLANT 2 – RESPONSE TO SUBMISSION

Dear Sir/Madam,

I refer to correspondence from the Department of Planning, Industry and Environment (DPIE) regarding the applicant's Response to Submission of the above State significant development (SSD) and advise Council's comments below.

Obstacle Limitation Surface

Council has reviewed the advice from Western Sydney Airport (WSA) in Table 8 of the proponent's Response to Submission report in reference to the revised Plume Rise Assessment Report by Airlabs Environmental dated 06 April 2020. The WSA notes that the air turbulence caused by the emission of the chimney stack may be identified as a 'controlled activity'. The air modelling assessment indicates that the critical plume height at critical plume velocity is 141m above ground level therefore below the OLS threshold. Council has no further comments subject to concurrence with the WSA advice.

Largest Servicing Vehicle

The proponent previously indicated that the largest vehicle servicing the subject site is a 26m B-Double vehicle. To ensure the servicing vehicle will not obstruct car parking areas and flow of traffic within the site, the proponent shall submit a turning path analysis showing the largest vehicle (26m B-Double vehicle) manoeuvring into, within and out of the site shall be submitted to Council for assessment.



The largest vehicle (26m B-Double vehicle) shall carry out loading and unloading activities from the designated loading areas and shall not obstruct car parking areas and the flow of traffic within the site.

Council requires further clarification regarding where the 26m B-Double vehicles will carry out loading and unloading activities on-site, with details to be submitted to Council's satisfaction prior to the commencement of construction activities.

Biodiversity Assessment

Council's Natural Resources Branch have reviewed the proponent's response with reference to the letter from Susan Harrison from Environment Energy and Science dated 19 March 2020 and advise there were no further actions required to be undertaken with respect to the Biodiversity Development Assessment Report prepared by Cumberland Ecology.

Hydrogen Fluoride Scrubber

The proponent has noted and agreed Council's comments regarding changes to the Hydrogen Fluoride Scrubber that will be addressed at the detailed design stage. Council requires all design documentation and operational waste management plan to be submitted to the EPA and Council for review prior to construction.

On-site Detention Design

Council has reviewed the letter of support provided by AT&L (Appendix 1) with reference to the detailed sections of the OSD (Appendix 4) and raise no further objections to the proposed development subject to the conditions in Attachment A of this letter.

If you have any queries regarding the above, please contact Kerren Ven on 9725 0878.

Yours faithfully,



Andrew Mooney
ACTING MANAGER, STRATEGIC LAND USE PLANNING

ATTACHMENT A – DEVELOPMENT ENGINEER CONDITIONS

COMPLIANCE WITH THE PLANS

Stormwater drainage for the development shall take place generally in accordance with the concept stormwater plan Job No 18-577 Drawings DA C012990.03 Sheets DAC 001-004, 011-015,20,21,22,30,31,36,36,41-44,50,55,56,60 &61 prepared by AT & L Consulting Engineers dated dated 20 March 2020.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a Construction Certificate by a Certifier. The Certifier can be either Fairfield City Council or an Accredited Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a Construction Certificate.

1. Final Stormwater Drainage Plan

The construction certificate application shall include a final detailed stormwater drainage plan and specifications suitable for construction, prepared by a qualified civil engineer experienced in stormwater drainage design and analysis. The final plan shall be in accordance with the above mentioned stormwater concept plan and shall comply with Fairfield City Council's Stormwater Management Policy Sep 2017.

2. Stormwater Drainage Certificate

Prior to the issue of a Construction Certificate, a certificate from a suitably qualified person shall be submitted to the Certifier certifying that:

- a. Satisfactory arrangements have been made for the disposal of stormwater;
- b. The proposed development and alterations to the natural surface contours will not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties;
- c. The piped drainage system has been designed to an Average Recurrence Interval of not less than that in accordance with Council's Stormwater Management Policy 2017.

Note: Where Fairfield City Council is nominated to issue a Construction Certificate for stormwater drainage, the following details will be required:

- i. Full details of the proposed stormwater drainage system should be submitted. Details should include a full calculation schedule producing hydrologic and hydraulic grade line analysis (similar

to that shown in "Australian Rainfall and Runoff", published by the Institution of Engineers, Australia), catchment plan, pipe sizes, discharge points, natural and finished surface levels, invert levels etc.

- ii. A Plan showing the natural surface and finished surface and finished surface contours to AHD should be submitted. The natural surface contours should be extended into the adjoining properties. The finished surface contours should be of such an interval as to give a true representation of the proposed regarding of the site. If so desired, the finished surface contours may be presented in red ink on a single print of a site plan that shows proposed finished surface spot levels.

3. Vehicular Crossing Application

Prior to the issue of a Construction Certificate, a vehicular crossing application shall be in accordance with the approved plans. All vehicular crossings shall be located a minimum of one (1) metre from any utility pillar/pole.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an Occupation Certificate by the Principal Certifier.

4. Works-As-Executed Plans for Stormwater Drainage

Prior to the issue of an Occupation Certificate, Works-As-Executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved shall be submitted to the Principal Certifier.

5. On Site Detention – Works-As-Executed

On completion of the drainage works and prior to the issue of an Occupation, Works-As-Executed plans certified by a Registered Surveyor are to be submitted to the Certifying Authority to verify that the drainage works have been completed in accordance with the approved plans. The following details are to be on the Works-As-Executed plans and shall be marked in red on a copy of the original plan approved at the Construction Certificate stage.

- a. Sufficient levels and dimensions to verify the On-Site Detention storage volumes.
- b. Location and surface levels of all drainage pits, weir levels and dimensions.
- c. Invert levels of - the internal drainage lines.
 - orifice plates.

- outlet control pit.

- d. Finished floor levels of structures such as units and garages.
- e. Verification that the orifice plates have been fitted and the diameter of the fitted plates.
- f. Verification that a trash screen is installed.
- g. Location and levels of any overland flow paths through the site.
- h. Details of any variations made from approved plans.

Registration of Restriction and Covenant over OSD System

Prior to the issue of an Occupation Certificate, proof of the creation of a 'Restriction on Use of Land' and 'Positive Covenant' over the on-site detention system.

6. On-Site Detention – Certification of Works

A Certificate shall be issued to the Principal Certifier upon completion of the drainage works and prior to issue of the Occupation Certificate certifying the following:

- a. That the on-site detention system will function in accordance with the approved drainage design.
- b. Any variations from the approved drainage design.
- c. That these variations will not impair the performance of the On-Site Detention system, or alternatively provide details of the remedial works required to make the system function according to design control standards.

7. Adjustments to Public Utilities

Prior to the issue of an Occupation Certificate, adjustments to any public utilities necessitated by the development are to be completed in accordance with the requirements of the relevant Authority. Any utility costs are to be at no cost to Council.

8. OSD – Marker Plate

Each on-site detention basin shall be indicated by fixing a standard marker plate, details of which are as follows:

Minimum size: 150mm x 100mm

Material: Non Corrosive metal or 4mm thick laminated plastic

Location: Fixed in a prominent position to the nearest concrete or permanent surface and be above the expected water level in the basin. If in doubt, contact Council on 9725-0222.

Wording: A minimum letter height of 5mm is required.
The wording is to consist of:-

**THIS IS AN ON-SITE DETENTION STRUCTURE
DO NOT TAMPER WITH,
CONTACT FAIRFIELD CITY COUNCIL PRIOR
TO ANY PROPOSED WORKS IN THIS AREA**

The marker plate is to be attached prior to occupation of the proposed development.

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifier can either be Fairfield City Council or an accredited certifier.

9. Method of Stormwater Drainage

The stormwater drainage generated from the development shall be discharged via a head wall towards the Eastern Creek .

10. Driveway Gradient

- a. The driveways and manoeuvring areas are to be designed in accordance with Australian Standard AS 2890 part 2.
- b. The internal driveways and parking areas are to be designed in accordance with AS 2890 part 1.