



Your ref: SSD 10457
File no: MC-20-00003

14 October 2021

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

Recipient Delivery Thomas.Piovesan@planning.nsw.gov.au

Attention: Thomas Piovesan

Dear Mr Piovesan

SSD 10457- Eastern Creek Retail Outlet- Stage 3

Thank you for your correspondence dated 20 September 2021 seeking clarification on the flooding conditions provided to the Department in our letter dated 3 September 2021 for Eastern Creek Retail Outlet- Stage 3 which is a State Significant Development proposal under section 4.36 of the *Environmental Planning and Assessment Act 1979*.

The documentation has been reviewed by our officers and the recommended revised conditions are attached to this letter. Please ensure that these revised conditions are included in any development consent issued by the Department.

If you would like to discuss this matter further, please contact our Manager Development Assessment, Judith Portelli on 9839 6228.

Yours faithfully

Peter Conroy
Director Planning and Development

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 Council's submission to SSD 10457- Eastern Creek Retail Outlet- Stage 3

Attachment A

1. Drainage conditions

Conditions to be included in the Notice of Determination:

Prior to Construction Certificate

- **Drainage Requirements**

Amended drainage plans are required to address the following:

- All stormwater discharge from the site is to be through a gross pollutant trap or traps sized for the 2EY (6 month) flow and treating gross pollutants and hydrocarbons.
- Design the internal pit and pipe drainage system for a minimum 5% AEP standard.
- Demonstrate that the 1% AEP flows from the development site can reach the detention basins through either piped and/or surface flows

- **Water Conservation Requirements**

The site is to achieve a minimum 80% reuse of non-potable water on site for all landscape watering, toilet flushing and car wash use (if used) assessed using MUSIC. For commercial development allow for internal rainwater reuse of 0.1 kL/day per toilet/urinal. For watering landscaped areas allow 0.4 kL/year/m² as PET-Rain. Allow for a 10% loss in rainwater tank size volume in MUSIC. Where the 80% non-potable reuse target cannot be met nominate waterless urinals and deduct these from the non-potable water demand.

- An experienced chartered hydraulic engineer is to prepare and certify a detailed Non-Potable Water Supply and Irrigation Plan for non-potable water uses on the site including all toilet/urinal flushing and landscape watering and that all Sydney Water requirements have been satisfied. The plan is to show the rainwater pipe and tank arrangement including:
 - a first flush or pre-treatment system (typically 0.2 litres / m² of roof area going to the tank for a first flush),
 - a pump with isolation valves;
 - a solenoid controlled mains water bypass;
 - flow meters on the solenoid controlled mains water bypass line and the pump outflow line, to determine non-potable usage and actual percentage reuse;
 - an inline filter and preferably an automatic backwash inline filter;

- a control panel with warning light to indicate pump failure;
- a timer and control box for landscape watering and
- an irrigation watering plan allowing for seasonal variations.

- **Flood Management Requirements**

An amended Flood Management Strategy is to be provided that considers that access to and from the site will be by car and not as pedestrians. Evaluate the risk of remaining in the shopping centre for all storms including the PMF and whether this should be promoted as the safest option for most storms and particularly those of a short duration. Should you need to evacuate, evaluate the safest routes for undertaking vehicle journeys in all directions and provide details/maps/routes. Determine the safest egress points from the site at Church Street or Goldsbro Glade given the known flooding impacts on Rooty Hill Road South. Detail how these strategies will be communicated to retail management, staff and customers.

Prior to Occupation

- A plumber licensed with NSW Fair Trading, or experienced hydraulic engineer, is to certify that:
 - a. All the non-potable water uses are being supplied by rainwater;
 - b. All the requirements of the detailed Non-Potable Water Supply & Irrigation Plan have been installed to the required locations.
 - c. The flow meters have been installed on the pump outflow and the solenoid controlled mains water bypass to determine non-potable usage and actual percentage of reuse;
 - d. The initial flow meter readings are detailed in the certificate;
 - e. The pumps, alarms and all other systems are working correctly; and
 - f. The water from at least two landscape watering access points and four toilets are tested to ensure no chlorine residual.
 - g. All external accessible reuse taps are lockable or have removable handles
 - h. Rainwater warning signs are fitted to all external taps using rainwater.
 - i. A signed, works-as-executed Non-Potable Water Supply & Irrigation Plan is to be provided to Council's Water Sensitive Urban Design Compliance Officer at WSUD@blacktown.nsw.gov.au
- Prior to the issue of the Occupation certificate, the Applicant shall provide a Maintenance schedule for the WSUD system installed on the property including rainwater tank and Gross Pollutant Trap. The Maintenance schedule is to be prepared in accordance with the Maintenance schedule template and WSUD inspection and maintenance guidelines available on Council's website. The Applicant shall submit the Maintenance schedule to Council for approval.

- Prior to the issue of the Occupation certificate, the applicant shall provide a Positive covenant and Restriction on the use of land over the WSUD system installed on the property. The Positive covenant and Restriction on the use of land is to be accordance with Appendix F of Council's Engineering Guide for Development. The Positive covenant and Restriction on the use of land is to be endorsed by Council and lodged with New South Wales Land Registry Services. The applicant shall submit documentary evidence of the lodgement and execution of the Positive covenant and Restriction on the use of land to Council prior to the issue of the final Occupation certificate.