



Blacktown
City Council

Your ref: SSD 10477
File no MC-20-00007

16 July 2020

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

Recipient Delivery ania.dorocinska@planning.nsw.gov.au

Attention: Ms Ania Dorocinska

Dear Madam

SSD 10477 – Request for SEARs – Stage 3 Facilities Sydney Business Park, Marsden Park

Thank you for your correspondence dated 1 July 2020 requesting our advice about the proposed construction and operation of four warehouse and distribution facilities, roads and infrastructure within the Stage 3 area of Sydney Business Park, which is a State Significant Development proposal under section 4.36 of the *Environmental Planning and Assessment Act 1979*.

We request that the matters detailed in the Attachment to this letter be included in the final SEARs letter to the applicant.

If you would like to discuss this matter further, please contact Rachel Walker, Town Planner, on 9839 6104.

Yours faithfully

Judith Portelli
Manager Development Assessment

Connect - Create - Celebrate

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Blacktown City Council submission to SSD 10477 – Stage 3 Facilities Sydney Business Park, Marsden Park

1. Statutory context

- a. The proposal is to address compliance with State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and the Blacktown Growth Centre Precincts Development Control Plan 2010, including Schedule 3 – Marsden Park Industrial Precinct.

2. Planning and design requirements

- a. The EIS is to identify dangerous goods and hazardous materials and determine whether SEPP 33 – Hazardous and Offensive Development applies. If the thresholds in SEPP 33 are exceeded, a Preliminary Hazard Analysis is to be prepared and submitted.
- b. The site is identified as bushfire prone land. A bushfire report is to be prepared by a suitably qualified bushfire consultant that addresses the fire safety of the development and the requirements of *Planning for Bushfire Protection 2006*.
- c. Given the scale of the proposed development, the EIS should address the visual impact of the development including streetscape, height, scale, treatment of elevations, materials, finishes and colours.
- d. Details regarding the future staging of the proposed development need to be submitted with the EIS including a staging plan.
- e. Clearance from TransGrid is required for parking within the transmission easement.
- f. The submission of a Crime Prevention through Environmental Design (CPTD) report prepared by a suitably qualified security consultant.
- g. The EIS is to provide detail on previous site contamination and salinity assessments undertaken on the subject site which address the provisions of State Environmental Planning Policy No. 55 – Remediation of Land.
- h. The EIS is to provide detail of previous Aboriginal heritage assessments undertaken on the subject site.
- i. Submission of a cut and fill plan with the EIS.
- j. Submission of a detailed landscaping plan with the EIS, providing a 7.5m landscaped setback for each building.
- k. Any signage proposed must be accompanied by a SEPP 64 Assessment.
- l. Submission of a Waste Management Plan for the construction and use of the site.

3. Engineering design requirements

- a. Water Sensitive Urban Design (WSUD) requirements – For the buildings, consult and comply with Part J of Council's DCP (2016). For WSUD address the subdivision components of the development, temporary OSD and water quality measures must be proposed for review, unless the development is proposed to be wholly reliant on the regional public WSUD infrastructure being constructed and operational, in which case, special conditions will impose this limitation accordingly, and restrict the progress and execution of the DA.
- b. Any drainage connections to the future Basin A must be shown clearly on the plans, and must acknowledge any easements required across adjoining land where a direct permanent connection is not proposed.
- c. All upstream catchments must be considered, and included on a complete catchment plan for Council's review. All upstream catchments must be captured and directed through the site, and discharged to an appropriate outlet location, ensuring no adverse impacts on adjoining sites.
- d. The small internal catchment which drains to the east (i.e. Warehouse 3) will require the connection to the regional channel to be provided with appropriate scour protection. Additionally, regional stormwater controls apply to this catchment, and must be addressed by this development if the regional infrastructure (i.e. future regional basin) has not yet been completed. Clarification of these controls have been met must be outlined in the SEE provided with the application.
- e. All road dimensions and path paving requirements must comply with the cross-sections dictated by the North West Growth Centre DCP.
- f. It is preferable to avoid trapped low points and drainage of public road water through privately-owned land via a drainage easement, as has been presented in these plans: In this regard, every option for drainage to be contained wholly within the future road reserve must be explored. If there is no feasible design option, the catchments that drain to such an easement must be reduced as much as possible, and appropriate blockage factors will apply to the drainage line within the easement to ensure potential localised flooding is mitigated.
- g. The heavy vehicle driveway proposed to service Warehouse 4 is shown within the roundabout kerb line. In order for this to be considered by Council, a fourth southern leg of the roundabout must be proposed as a public road, with a transition to private driveway after a short distance. This is to ensure the vehicle movements within the roundabout are kept uniform and consistent to ensure road safety is prioritised for all directions of traffic.
- h. The design vehicle for the roundabout is a B-triple, for which turning / swept paths will need to be provided on a copy of the engineering plans, to be assessed with the submission.
- i. The design for Hollinsworth Road and connection to the future regional basin (Basin A) must be coordinated with Council's Asset Design team.

4. Asset design engineering

- a. In terms of stormwater management, to be consistent with the adopted precinct planning strategies and adopted contributions plan CP 21, the development should:
 - 1. Use bioretention systems as part of their permanent on lot treatment systems
 - 2. Any interim stormwater management strategy until the S7.11 works are delivered must meet the ideal stretch targets for stormwater quantity and quality of no impact on the downstream conservation area. Details of this requirement are provide in items B11 to B14 on the attached consent (SSD 6954). The consent was for an adjoining project and this now applies to Precinct Basin A.
- b. Note: Council is currently preparing for the construction of the S7.11 stormwater management works. It is expected that they will be completed by late 2021.

3. Drainage engineering

- a. As detailed in the above comments from Asset Design, anything that discharges to the west to the Little Creek catchment must comply with the requirements detailed in the attached consent (SSD 6954) until the S.7.11 works are complete.
- b. In addition to the above requirements, water quality is required on lot (with bioretention) to satisfy a minimum annual average removal of 90% gross pollutants, 85% TSS, 65% TP and 45% TN.
- c. 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 10% 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.
- d. Provide two separate and additional MUSIC models (pre and post) to demonstrate that the Stream Erosion Index (SEI) is less than 3.5 based on the technique in Council's MUSIC Modelling Guide in part 4 of the Developer Handbook for Water Sensitive Urban Design available on Council's website. The pre-development is to consider a vacant pervious block. Provide all calculations used to determine $Q_{critical}$.

4. Traffic and road design requirements

- a. A Traffic Impact Assessment report is to be provided to ensure that existing and future traffic from the proposal can be accommodated on the existing and proposed road network. The report should cover potential traffic related impacts resulting from the proposal on the surrounding road network, access and design, car parking and trip generation (including relevant swept path analysis).

- b. The provision of car parking is to be in accordance with Section 6.8 in the Growth Centres DCP.
- c. Consultation shall be undertaken with Transport for NSW to determine the impact of the proposed development on the future transport corridor.

5. Environmental health requirements

- a. Submission of a Detailed Noise Assessment which is to include sleep disturbance as the operation will be 24/7.
- b. Submission of a Construction and Operational Noise Report and an Air Quality Report.

6. Tree Management requirements

- a. Submission of an Arboricultural impact assessment report to determine whether any trees can be retained can be retained as part of this development even though the land is bio-certified.
- b. Submission of a streetscape plan and detailed landscape plans.

7. Building design requirements

- a. Submission of a Building Code of Australia Compliance Report.
- b. Submission of an Access to Premises Report under the Disability Discrimination Act.

8. Section 7.11 contribution matters

The applicant is to be aware of the following:

- a. The development is to be levied S7.11 contributions under *Section 7.11 Contributions Plan No.21 – Marsden Park*. These contributions are payable on construction or subdivision whichever occurs first.
- b. Works should not commence without payment of s7.11 contribution if the subdivision is at a later stage. It is not clear from the Scoping Report what the exact development is or the staging.
- c. There is also S7.11 infrastructure in this area. If the developer wishes to deliver these works, they should apply at the earliest opportunity to enter into a Works in Kind Agreement (WIKa) with Council in accordance with our WIKa policy and procedures. Any Section 7.11 work should not commence without a WIKa if the developer wishes to offset his contributions by the value of the works.

9. Pre-Application Meeting

- a. A Pre-Application meeting (PAM) was held on 8 July 2020 with Council officers and the applicant. Any issues arising from the PAM are to be addressed in the EIS.