



Your ref: SSD 17352813
File no: MC-21-00001

16 May 2022

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

Attention: David Koppers

**SSD-17352814 - Huntingwood Processing Facility Expansion - 65
Huntingwood Drive, Huntingwood**

Thank you for your further correspondence dated 25 March 2022 requesting our advice on the abovementioned proposed State Significant Development Application.

The Response to Submissions Report and associated documents have been carefully reviewed by our officers. Further to our earlier submission on this application we now withdraw our objection to the proposed development subject to the conditions outlined in Attachment A to this letter being imposed as conditions on any development consent granted.

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

Yours faithfully

Peter Conroy
Director City Planning and Development

Connect - Create - Celebrate

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ATTACHMENT A

Conditions to be included in the Notice of Determination: -

Planning conditions

Prior to Construction Certificate

1. Amended elevation plans are required to be provided prior to the issue of any construction certificate to the satisfaction of Council's City Architect to address the blank walls on the Western elevation fronting Brabham Road. The design of this elevation is required to be amended to provide an interesting and varied façade treatment. This can be facilitated through a mixture of materials, colours and patterns.

Drainage conditions

General Conditions (Water Quality)

1. The development must at all times maintain the water quality system to achieve the following minimum pollutant removal targets for the entire site in perpetuity:

Required percentage reductions in post development average annual load of pollutants

Pollutant	% post development pollutant reduction targets
Gross Pollutants	90
Total Suspended Solids	85
Total Phosphorous	65
Total Nitrogen	45
Total Hydrocarbons	90

2. The registered proprietor/lessee is to provide to Council's WSUD Compliance Officer a report outlining all maintenance undertaken on the Stormwater Quality Improvement Devices in accordance with the approved maintenance schedule. All material removed are to be disposed of in an approved manner. Copies are to be provided of all contractor's cleaning reports or certificates to Council's WSUD Compliance Officer WSUD@blacktown.nsw.gov.au.
3. Each year the registered proprietor/lessee is to provide to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au a report outlining all non-potable water used annually and the percentage of non-potable reuse. Design reuse supplied is 1.50 ML/yr at 80%.
4. A s4.55 modification of consent application is required where proprietary stormwater quality products are altered in the form of size, type or brand.

Prior To Release Of Construction Certificate (Drainage)

5. Engineering plans based on Sparks + Partners Dwg. DA1101 to DA4712, Ref. 20214, Rev. 7, Dated 26.04.22
 - a) Dwg. DA4111 (Rev. 7)
 - i. Jellyfish 2 (JF2) outlet pipe (dia. 300) is to connect directly to the downstream detention tank bypassing the stormfilters.
 - ii. note the detention storage volume on plan for both the 1.5yr and 100yr storage and ensure that the designed volume achieves the required volume.
 - iii. The 1.5yr designed detention storage volume is short of 60m³ volume from the required. Ensure there are sufficient construction tolerances in the volume to avoid issues down the track and ensure that the design volume achieves the required volume.
 - iv. Revise the orifices due to the number of the proposed stormfilter cartridges. In this case the 1.5yr orifice is to be a max. 116mm and the 100yr orifice is to be a maximum 382mm.
 - b) Dwg. DA4702 (Rev. 2)
 - i. All diversion pit orifice to the jellyfish units are to have a Maximesh Rh3030 for <150mm dia. orifice and Weldlok for >150mm dia. orifice.
 - ii. Slope the internal diversion pit to the invert of the orifice and introduce a sump just below the orifices.
 - c) Confined space entry warning signs are to be detailed on the drainage plans adjacent to all entries into the Stormfilter tank, detention tank, jellyfish tanks in accordance with Council's Engineering Guide for Development 2005.
 - d) Provide on-site detention (OSD) warning signs as per the Upper Parramatta River Catchment Trust guidelines.
6. An experienced Drainage Engineer registered with NER and supported by a DRAINS or similar electronic hydraulic drainage model is to certify that the internal drainage system is capable of carrying up to the 1% AEP flows to the detention tank through piped and/or surface flows while satisfying the Plumbing and Drainage standard AS3500.
7. A Chartered Structural Engineer, registered with NER, must certify the structural design for pier footings adjacent to any tank is to be founded a minimum of 300mm below the underside of the tanks. The depth of piers away from the tanks will be subject to the zone of influence.
8. Provide details for permanent coloured interpretive signage minimum A0 size to be installed to highlight the water quality improvement process. The sign is to incorporate a simplified drainage layout of the site and detail through words and pictures all the different water quality devices including the rainwater tank and explain the benefit to the site and community. The sign is to be supported by a

steel post or on a wall and is to be located adjacent to the major water quality device. The wording and detail are to be generally in accordance with Section 13 of Council's WSUD developer handbook and be approved by Council.

9. Amended architectural plans are required for buildings, or parts of buildings, that are not affected by BASIX, to demonstrate compliance with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings are:
 - a. 4 star dual-flush toilets;
 - b. 3-star showerheads where proposed;
 - c. 5-star taps (for all taps other than bath outlets and garden taps);
 - d. 3-star urinals where proposed; and
 - e. 3-star water efficient washing machines and dishwashers where proposed.
10. 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. a first flush or pre-treatment system (typically 0.2 litres / m² of roof area going to the tank for a first flush),
 - b. a pump with isolation valves;
 - c. a solenoid-controlled mains water bypass;
 - d. **flow meters** on the solenoid-controlled mains water bypass line and the pump outflow line, to determine non-potable usage and actual percentage reuse;
 - e. an inline filter and preferably an automatic backwash inline filter;
 - f. a control panel with warning light to indicate pump failure;
 - g. a timer and control box for landscape watering and
 - h. an irrigation watering plan allowing for a minimum of 837kL/yr and accounting for seasonal variations;
 - i. providing a minimum tank size of 105 kL;
 - j. ensuring all the rainwater reuse pipes and taps are coloured purple.
 - k. fitting rainwater warning signs to all external taps using rainwater.
11. An experienced irrigation specialist is to prepare and certify a detailed Landscape Watering Plan for non-potable landscape watering. The plan is to show the irrigation layout based on non-potable water supply point from the rainwater tank, including:
 - a. isolation valve for maintenance or during water restrictions

- b. a timer and control box for landscape watering, allowing for seasonal variations and split systems
- c. designed to automatically achieve a minimum average usage rate of 837kL/yr at (0.4 kL/yr/m²) including increasing the frequency of watering by a minimum 50% above average for the hotter months and reducing for the cooler months
- d. ensuring all the reuse pipes and taps are coloured purple
- e. fitting warning signs to all external taps using non-potable water

During Construction (Water Quality)

- 12. The 200-micron OceanGuards, Stormfilter cartridges and Jellyfish Systems supplied by Ocean Protect as detailed on the approved drainage plan are not to be reduced in size or quantity, nor replaced with an alternate manufacturer's product.
- 13. A plumber licensed with NSW Fair Trading is to undertake flow testing of the non-potable water reuse system to verify that all the toilets are capable of being supplied by rainwater and that there is no cross mixing with the potable water supply.

Prior To Occupation Certificate (Surveys/Certificates/Works As Executed Plans)

- 14. A Chartered Civil Engineer registered with NER, is to certify that:
 - a. all the requirements of the approved drainage plan have been undertaken;
 - b. the minimum detention storage of 1659 m³ has been provided below the 50% AEP weir and a total of 2515 m³ has been provided below the 1% AEP emergency overflow weir;
 - c. the detention orifice size is 116mm for the 50% AEP chamber and 382mm for the 1% AEP chamber;
 - d. For the detention basin the 50% AEP orifice discharge does not exceed 35 l/s at the 50% AEP weir level and the 1% AEP orifice discharge does not exceed 447 l/s at the emergency overflow weir level.
 - e. a minimum 105m³ rainwater tank has been provided collecting roof water from a minimum 12380m² of roof area;
 - f. the interpretative water quality sign has been correctly installed;
 - g. all (other) signage and warning notices have been installed;
 - h. any proprietary water quality devices have been installed for the site as per the manufacturer's recommendations.
 - i. a copy of the certification and the works-as-executed drainage plan has been provided to the certifier, who shall provide it to Council.
- 15. Ocean Protect is to certify for the installation of the 200 microns OceanGuards, Jellyfish and Stormfilters that:

- a. They are installed in accordance with the Ocean Protect standard operational guidelines and production drawings;
 - b. The upstream Jellyfish diversion weir is a minimum of 700mm high with a baffle 200 mm upstream extending to 400mm below the weir.
 - c. The Jellyfish units installed matches the approved drainage plans including the orifice control within the diversion pits.
 - d. A minimum of 38 x 200-micron OceanGuards and 91 x 690 high stormfilter cartridges have been installed;
 - e. The Stormfilter tank includes a baffle 400 mm below the Stormfilter weir and set 250 mm upstream from the weir to retain floatables including oils for the 690 mm cartridges;
 - f. The Stormfilter weir length is as per the approved drainage plans;
 - g. The Stormfilters have a minimum flow rate of 145.60 l/s at standard weir height;
 - h. Mosquito proof screens have been provided under all grated accesses into the Stormfilter tank; and
 - i. Energy dissipaters have been provided on all the inlets to the Stormfilter chambers.
 - j. A maintenance contract has been entered into for the maintenance of the Jellyfish cartridges.
16. 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 pumps, alarms and all other systems are working correctly; and
 - e. The water from at least one garden tap and two toilets in different areas have been tested to show no chlorine residual.
 - f. Rainwater warning signs are fitted to all external taps using rainwater.
 - g. A signed, works-as-executed Non-Potable Water Supply & Irrigation Plan is to be provided to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au
17. An experienced irrigation specialist, is to certify that:
- a. All the non-potable landscape water uses are being supplied by rainwater;

- b. All the requirements of the detailed Landscape Watering Plan have been installed to the required locations.
 - c. The automatic timer has been set up for time and frequency to deliver 837kL/year on average and the system has been design will adjust for twice the rate in summer and half the rate in winter.
 - d. The pumps, alarms and all other systems are working correctly; and
 - e. The water from at least two garden taps, or two sample points for the landscape watering system have been tested to show no chlorine residual.
 - f. Rainwater warning signs are fitted to all external taps using rainwater.
 - g. A signed, works-as-executed Landscape Watering Plan is to be provided to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au
18. A plumber licensed with NSW Fair Trading is to certify that the buildings, or parts of buildings that are not affected by BASIX, comply with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings are:
- a. 4 star dual-flush toilets;
 - b. 3-star showerheads where used;
 - c. 5-star taps (for all taps other than bath outlets and garden taps);
 - d. 3-star urinals where used; and
 - e. 3-star Water efficient washing machines and dishwashers where used.

Water Sensitive Urban Design (WSUD) Management

19. Prior to the issue of the Occupation certificate, the applicant shall submit to Council documentation that identifies the correct locations, types, models, and model numbers of assets that form the WSUD system installed on the property. The documentation is to include the final version of the Stormwater management report and certified and signed stormwater Works-as-executed plans.
20. Prior to the issue of the Occupation certificate, the Applicant shall provide a Maintenance schedule for the WSUD system installed on the property. 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.
21. 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.

Environmental Management

22. The Applicant shall enter into a Maintenance Agreement with a maintenance contractor for the WSUD system installed on the property. The Maintenance Agreement is to be in accordance with the Maintenance schedule approved by Council. The maintenance contractor is to possess the qualifications and licences, if any, required to undertake the maintenance works in accordance with Council and New South Wales policy and legislation. The Maintenance Agreement must be maintained for the life of the development. The Applicant shall submit a copy of the executed Maintenance agreement to Council for approval. The Maintenance Agreement can be replaced with an alternative Maintenance Agreement of the same or better standard. In the event that the Applicant enters into a replacement Maintenance Agreement the Applicant must, as soon as practically possible, forward a copy to Council.

Environmental Health Conditions

Prior to Construction Certificate

1. All areas contaminated shall be remediated. Upon completion of remediation an appropriately qualified environmental consultant shall prepare a validation report. The validation report shall be carried out in accordance with;
 - a. NSW Environment Protection Authority's *Guidelines for Consultants Reporting on Contaminated Sites* (2020)
 - b. NSW Environment Protection Authority's *Contaminated Sites Sampling Design Guidelines* (1995).
 - c. NSW Environmental Protection Authority's Contaminated Sites: Guidelines for NSW Site Auditor Scheme 3rd edition (2017)
 - d. National Environment Protection Council (NEPC) 1999 *National Environment Protection (Assessment of Site Contamination Measure)* as amended 2013
 - e. NSW Environment Protection Authority's *Waste Classification Guidelines, Part 1: Classifying Waste* (2014)

A NSW Environment Protection Authority accredited Site Auditor shall review the validation report and submit to Council a Site Audit Statement. The Site Audit Statement shall verify that the investigation, remediation and validation was carried out in accordance with the aforementioned guidelines and that the site is suitable for the proposed use.

Operational

2. Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the Department of Environment and Conservation's Environmental Noise Management - NSW Industrial Noise Policy and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant that is a member of the Association of Australian Acoustic Consultants and shall be submitted to Council for consideration.

3. 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.
4. 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.
5. 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.

Open Space conditions

1. Trees identified in section 8 (trees proposed for retention) are to be retained and protected as per Appendix 2 of the Arboricultural Impact Assessment and to be implemented in line with Australian Standard AS4970-2009 Protection of trees on development sites and installed before construction commences.
2. A project Arborist with a minimum of Australian Qualifications Framework Level 5 certification is to be appointed prior to site establishment, demolition, or any site activities.
3. The project Arborist is to certify the installation of tree protection fencing, which is to be installed in the approximate locations as shown in Appendix 2 of this report and maintained in good order throughout the development process.
4. Where works to modify the existing sewer manholes conflict with the Tree Protection Zones of retained trees (#169 & #218), the excavation must be carried out using non-destructive means under the direct supervision of the project Arborist.
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Traffic Conditions

1. Prior to the issue of the construction certificate, the applicant must provide a certificate from a suitably qualified traffic professional to the certifier that the design of the proposed parking and access and loading facilities complies with Australian Standard AS2890.1:2004, AS2890.2 and AS2890.6 where applicable.