



Your ref: SSD 30923027
File no: MC-22-00001

30 September 2022

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

Bianca.Thornton@planning.nsw.gov.au

Attention: Bianca Thornton

Dear Ms Thornton

SSD 30923027 – Compass 2 Warehouse and Distribution Centre, Eastern Creek Drive, Eastern Creek

Thank you for your correspondence dated 5 September 2022 requesting our advice in response for the Compass 2 Warehouse and Distribution Centre which is a State Significant Development proposal under section 4.36 of the *Environmental Planning and Assessment Act 1979*.

The proposal has been reviewed by our officers and we object to the proposal until all issues listed in the Attachment to this letter are addressed and the information required is referred back to Council for reconsideration.

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 Planning and Development

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

Blacktown Council's submission to SSD 30923027– Compass 2 Warehouse and Distribution Centre

1. Drainage Comments

a. Civil Engineering Plans by Costin Roe Consulting, project no. CO13003.13 dated 26 August 2022:

- OceanGuards should treat a maximum of 1000 m² of non-roof areas and 1500 m² of roof areas. Hardstand catchment areas of 1200 m² and roof drainage catchments up to 2200 m² draining to a pit with single OceanGuard are not accepted. Provide a 1200 x 1200 mm pit with dual OceanGuards for areas exceeding the maximum permitted catchment area.
- Drawings SSSDA40 (J), SSSDA41 (I), SSSDA42 (I) and SSSDA43 (H) and SSSDA44(G):
 - Dual downpipes are proposed where the low flow pipe is directed to the bioretention basin and high flow pipe to Pit A10. Provide details of how the flows from the roof will be split to allow this arrangement to work.
 - The flows discharging to OceanGuard Pit A02A (i.e. Catchment R1) are excessive and may lead to premature bypass. Ensure the pits with OceanGuards treat a maximum of 1000 m² of non-roof areas and 1500 m². Consider providing an OceanGuard chamber comprising of multiple OceanGuards. Provide details.
- Drawing SSSDA46.3 (A):
 - Provide a plan view of the bioretention basin showing all details including dimensions, subsoil drainage, filter media, associated pipes, levels, etc. Provide relevant notes.
 - Provide a long section of the bioretention basin.
 - Ensure that the proposed 50 m² filter area is clear of all pits and scour protection.
 - Provide scour protection for the piped discharges into the bioretention area as per Water Sensitive Urban Design (WSUD) Standard Drawings Plan No. A(BS)175M.
 - Unsocked slotted PVC pipes are to be provided within the gravel layer of the bioretention basin.
 - Provide a minimum of two (2) subsoil lines within the gravel layer along the narrow section of bioretention.
 - The bioretention profile is to be amended to provide 400 mm of filter media, a 350 mm transition layer and a 200 mm gravel layer. Provide a saturated zone in accordance with the control shown on Council's Water

Sensitive Urban Design (WSUD) Standard Drawings Plan No. A(BS)175M Detail 12.

- Provide a sediment pit at each discharge point as part of the pipe discharge scour protection. This pit is to include a minimum 400 mm deep silt trap to protect the filter material from clogging. The concrete top of pit is to be set to the filter media level with a surcharge style grate over or surrounded by railings.
- Amend the “BIORETENTION CLEANOUT EYE ELEVATION” to include two 450 bends with a short section of un-slotted straight (minimum 300 mm) in between. The vertical riser is to be sealed with a removable screw cap and precast concrete collar placed after compaction. See Council’s Water Sensitive Urban Design (WSUD) Standard Drawings Plan No. A(BS)175M Detail 7.
- The bioretention system is to be encased in a minimum 1.5 mm HDPE liner.
- Clarify if Pit A07a is an inlet pit as shown on the “BIO-RETENTION BASIN-TYPICAL SECTION”. Provide a detailed long section of the proposed bioretention system.
- Drawings SSSA49.1 (C) and SSSA49.2 (B):
 - Show Sections 1-4 to a larger scale.
 - On long-section “SWQ TANK1 TO EX OUTLET” delete the overlapping levels for the HGL and invert level.
 - The false floor level (RL 62.49) for Stormwater Quality Device 2 is approximately 140 mm below the 1EY level within Pit A13 (RL 62.63). This is not accepted. The false floor of the Stormfilter chamber is to be set at or above the 1EY level in Pit A13. Consider providing smaller dual outlet pipes for the upstream drainage system instead of single large outlet pipes and raise the false floor level. This will allow for effective operation of Stormfilter Tank 2 while still providing cover for upstream pipes. Amend the engineering plans and DRAINS model accordingly.
- a. Civil Engineering Report Incorporating Water Cycle Management Strategy by Costin Roe Consulting Project No. Co13003.13 (revision F dated 26 August 2022).
 - The SEI critical flows in Section 6.5 of the report have not been amended and are still underestimated. Consequently, the design still fails to achieve SEI <3.5. Provide detailed calculations. I_2 should be approximately 65 mm/hr and Q_{crit} approximately 0.096 m³/s.
 - Amend the report to include the changes subsequently.
- b. MUSIC Modelling:
 - The model fails to achieve SEI <3.5 and the $Q_{Critical}$ flows in the model area low. Provide detailed calculations of the flows and ensure the flow

estimation is in accordance with Councils WSUD developer handbook 2020. Q_{crit} should be approximately $0.096 \text{ m}^3/\text{s}$.

- Consider increasing the rainwater tank volume to address the issues in achieving SEI.
 - The bioretention basin EDD is 0.3 m in the MUSIC model whereas the engineering plans show 0.4 m. Ensure consistency across the design.
- c. Submit all models including MUSIC model to Council electronically.