



18 October 2017

Mr Thomas Piovesan
Planning Officer (Industry)
NSW Department of Planning and Environment
Level 22, 320 Pitt Street
Sydney NSW 2001

Dear Thomas,

CONDITION AMMENDMENT - MODIFICATION TO COLD STORAGE FACILITY - SSD 6799 MOD 1

Further to recent correspondence between the NSW Department of Planning, EMKC and Urbis this letter has been prepared to summarise the conditions in addition to those identified by the Urbis Section 96 (2) Application to SSDA6799 prepared by this office and dated 18 May 2017. Amendments to the conditions are show in in **red and bold** below in the Table below

c4 TransGrid's use and access to the transmission line easement (as shown on drawing **2520460-96-0-650 AU0012 MDP FS10** prepared by **Beca Pty Ltd EMKC** and dated 21 May 2015) shall be preserved and provided at all times. Once installed, a set of keys for the property security and boom gates shall be provided to TransGrid to ensure access to the easement and stanchion at all times.

C14 Prior to commencement of construction works, the Applicant shall prepare and submit a Stormwater Management Plan (SMP) to the Secretary for approval. The Plan shall:

- a) be prepared by a suitably qualified engineer prior to the commencement of the relevant works in consultation with Council;
- b) be prepared generally in accordance with the:
 - i. the Basis of Concept Civil Design, prepared by **Beca Pty Ltd, dated May 2015; AT&L dated April 2017**
 - ii. Concept Civil Drawings, prepared by **Beca Pty Ltd, dated June 2015-AT&L dated April 18 2017;**
 - iii. *Blacktown City Council's Development Control Plan Part R 2006 and Engineering Guide for Development 2005;* and
 - iv. *OEH's Managing Urban Stormwater: Soils and Construction Guideline;*
- c) identify all building and roadworks to be constructed relevant to the Construction Certificate that the works relate to;
- d) incorporate design plans and accompanying design notes, including any rainwater harvesting;
- e) incorporate bio-swales, gross pollutant traps and stormwater pollutant filters;
- f) describe the measures that would be implemented to maintain this infrastructure during the life of the Development, including:

- i. a program for maintenance and monitoring to ensure stormwater quantity and quality is maintained, and detail the procedures to be undertaken if any non-compliance is detected;
- ii. provision for annual reporting to Council's Assets Design Services Section (on the first business day on or after 1 September) which outlines all maintenance undertaken on the stormwater quality improvement devices and details of all non-potable water used; and
- iii. all contractor's cleaning reports or certificates that will be provided to Council's WSUD Compliance Officer; and
- g) ensure all selected and maintained to ensure compliance with the pollutant removal targets in Part J of Council's DCP 2015.

C19The Applicant shall ensure the rainwater reuse/harvesting system is designed, constructed and operated in accordance with the Basis of Concept Civil Design Report, prepared by **Beca Pty Ltd, dated May 2015 AT&L dated April 2017**. A rainwater re-use plan is to be prepared and certified by an experienced hydraulic engineer for non-potable water uses. A signed works-as-executed Rainwater Re-use Plan is to be provided to Council's WSUD Compliance Officer prior to the issue of any Occupation Certificate for the warehouse building.

C21. A Civil Engineer registered with the National Professional Engineering Register is to certify that:

- a) all requirements of the approved SMP have been installed on-site;
- b) the rainwater tank for the building is 500 kilolitres below the overflow invert and above the sludge layer and for the combined sprinkler/rainwater tank and 500 kilolitres is available from the top of the sprinkler water to the tank overflow;
- c) all the signage and warning notices have been installed; and
- d) ~~the Humegard HG40A, two Humes Jellyfish JF3600-27-5 and one Humes Jellyfish JF2400-10-2~~ 1,500kL: rainwater re-use tank, 41 Enviropods within grated pits, 3 x Jellyfish JF3250 (offline configuration) and 1 x Jellyfish JF2250 (offline configuration) devices have all been installed for the site as per the manufacturer's recommendations

c31. The Applicant shall ensure noise generated by the operation of the Development does not exceed the limits in Table 1.

Receiver	Day	Evening	Night	Sleep Disturbance
99 Hollinsworth Road, Marsden Park	34	32	32	47
105 Hollinsworth Road, Marsden Park	32	29	29	47

Notes

- To identify the exact residential receiver location, refer to Appendix K of the EIS and Appendix 3 of this consent; and
- Noise generated by the development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy.

C44. For the life of the development, the Applicant shall:

- a) monitor the amount of waste generated by the Development;
- b) investigate ways to minimise waste generated by the Development; and
- c) implement reasonable and feasible measures to minimise waste generated by the development in accordance with the **Waste Minimisation** in the document titled **Sustainability Initiatives Ecologically Sustainable Design Report**, prepared by **Beca Pty Ltd Cundall**.

C48 All signage shall be erected in accordance with specifications identified in the following drawings:

- a) ~~2520460-96-0-502 Elevations Overall Development (Revision B) prepared by Beca and dated 20 July 2015 (north elevation 12.5 m x 2 m, south elevation 12.5 m x 2 m and west elevation 16m x 2.5m).~~
- b) **AU0012 MDP FS10 200 Proposed Elevations (Revision B) prepared by EMKC and dated 19 April 2017.**

C55. The Applicant shall prepare a Security Management Plan and submit it to Council for approval prior to the issue of an Occupation Certificate **for the Stage 1 works**. The Security Management Plan shall include measures for surveillance, access control, security patrols and graffiti management

We trust the above provides the appropriate clarification to the NSW Department of Planning and Environment to advance its assessment of the application. If you have any questions please don't hesitate to contact me on 8233 7614.

Yours sincerely,



Cameron Nixon
Senior Consultant