



Our reference: ECM 9503846
Contact: Gavin Cherry
Telephone: (02) 4732 8125

1 April 2021

Sheelagh Laguna
Email: Sheelagh.Laguna@planning.nsw.gov.au

Dear Ms Laguna,

Response to Notice of Exhibition – SSD-10474 – St Marys Resource Recovery Facility at 25 Dunheved Circuit St Marys

I refer to the Department's request to provide comments in relation to the subject State Significant Development proposal.

Thank you for providing Council with the opportunity to comment.

The following comments are provided for the Department's consideration in relation to the proposal.

1. Water Quality Management Considerations

It is understood that the development does not involve any significant changes to the buildings on site but rather, the proposal is for the increase of throughput/volume of waste to the existing Resource Recovery Facility. As such, in relation to Council's Water Sensitive Urban Design (WSUD) Policy, no additional treatment of stormwater would be required. However, due to the nature of the development, the proposal should comply with the water conservation requirements outlined in Council's WSUD Policy. The applicant should be requested to demonstrate (by way of a report or statement) that the development meets any non-potable water requirements (i.e. 80% of non-potable demand with the use of harvested rainwater). It is requested that the applicant provide this information, including what measures are proposed to meet any additional non-potable water demand as a result of the increased volumes of waste being processed.

2. Traffic Management and Road Infrastructure Considerations

The Traffic Impact Assessment submitted has been reviewed and is generally satisfactory, with the following key points noted:

- The development is proposed to be serviced by vehicles only up to 19m in length (no provision for B-Double vehicle movements). B-Double swept paths to/from the proposed access points don't appear to have been provided.
- It is noted that the proposed development will generate approximately half the amount of daily vehicle trips when compared to that of the former



site operation. Furthermore, the proposed development is estimated to generate a third less vehicle trips during the site peak period.

It is considered that the following conditions should be imposed if the proposal is favorably determined:

- All car and truck parking and maneuvering must be in accordance with AS2890.1-2004; AS2890.2 and AS2890.6-2009.
- Internal roads and driveways must be constructed and maintained in accordance with AS2890.
- All car spaces are to be sealed/line marked and dedicated for the parking of vehicles only and not be used for storage of materials/products/waste materials etc.
- Vehicle maneuvering areas must be kept clear of obstacles at all times, including parked vehicles.
- Signage indicating the location of staff/ visitor parking is required at the driveway entrance.
- The required sight lines around the driveway entrances are not to be compromised by landscaping, fencing or signage.
- All vehicles are to enter/exit the site in a forward direction.
- All vehicles are to be wholly contained within the site before being required to stop.
- The driveway width must accommodate swept movements of the largest vehicle servicing the site and be designed to conform with AS 2890.2.
- All bicycle path construction is to be in accordance with the relevant requirements of "Austroads Cycling Aspects of Austroads Guides" and Roads and Maritime Services "Bicycle Guidelines" including linemarking, signage and logos.
- **Prior to the issue of an Occupation Certificate**, the principal certifying authority shall ensure that a "Restriction as to User" has been created / registered on title detailing that the site is not to be serviced or accessed by any vehicle greater than 19m in length. B-Double vehicles are strictly not permitted for the life of the development. The authority empowered to release, modify or amend the restriction must be the roads authority being Penrith City Council.

Note: Land title dealing forms and or Draft 88B Instrument for the above creation is to be lodged with Penrith City Council and executed, **prior to the issue of any Construction Certificate**. Fees are to be paid in accordance with Penrith City Council's Schedule of Fees and Charges.



- The applicant must ensure that the development does not:
 - Result in any vehicles queuing on the public road.
 - Result in heavy vehicles and bins associated with the development being parked on local roads, reserves, parks, vacant land or footpaths in the vicinity of the site.
 - Result in the loading and unloading of materials associated with the development being carried out anywhere other than on the site.
- All vehicles associated with the development are prohibited from parking along Dunheved Circuit, Links Road and the surrounding road network.
- **Prior to the commencement of operations**, the applicant must prepare an Operational Traffic Management Plan (OTMP) for the development which must:
 - Be prepared by suitably qualified persons.
 - Be prepared in consultation with Council to Council's satisfaction.
 - Detail measures to ensure road safety and network efficiency including:
 - Ensuring no queuing or parking of heavy vehicles occurs in Dunheved Circuit, the adjacent reserve, footpaths or the surrounding road network.
 - Redirecting incoming trucks to other facilities to prevent traffic build up and queuing in Dunheved Circuit.
 - Include a driver code of conduct ensuring drivers use specified haul routes, minimise impacts on the road network and minimise conflicts with other road users, including a program to monitor the effectiveness of these measure.
 - Include a Traffic Control Plan (TCP) detailing the onsite measures to be implemented to control the maneuvering of vehicles in designated areas, and the installation of signage.

Engineering Considerations

The proposal provides for suitable stormwater management measures and as such no comments or concerns are with raised with respect to this consideration.

Should you wish to discuss any aspect of Council's comments further, please do not hesitate to contact me on (02) 4732 8125.

Yours sincerely

Gavin Cherry
Development Assessment Coordinator