



File no: MC-15-909
SSD-8375

5 December 2019

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

Attention: Chris Ritchie

Dear Mr Ritchie,

**Notification of exhibition of a State Significant Development Application for the
Pick n Payless Metal Recovery and Recycling Facility located at 57-69 Tattersall
Road, Kings Park**

Thank you for advising us of the above State Significant Development Application
(SSD - 8375).

We ask that you take into consideration the following comments/conditions:

ENGINEERING:

1. This property is shown affected by Low, Medium and High Flood Risk Precinct.
2. The site is subject to compulsory S7.11 contributions under CP19 for water quality. Consequently full on-lot treatment for water quality is not required for the site.
3. An amended Flood Impact Assessment from Catchment Simulation Solutions dated March 2019 is to be provided to meet the requirements under Council's Part J of DCP 2015 and Council's Engineering Guide for Development 2005. The amended plans must address the following:
 - a) Increases beyond 20mm in the Breakfast creek 1 % AEP flood levels external to the site due to the development is unacceptable to Council. See Figure 6 of the Flood Impact Assessment.
 - b) The Slab for Shredder is outside the 1% AEP flow area however the Slab for Shear and construction of a perimeter access roadway is well within the 1% AEP year flood zone. Adjustments are required to the Slab for Shear proposed development and the perimeter access roadway levels are to be kept to existing ground levels.

Connect - Create - Celebrate

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- c) The perimeter access roadway is well within the 1% AEP flood zone. Significant sections of the new roadway have been constructed above natural ground levels. Consider lowering the perimeter access roadway levels adjacent to the upstream property to be at or below existing ground levels.
 - d) There does not appear to be any allowance for stockpiles of reclaimed material or cars, and/or for containers within the floodplain that will block the flow path.
 - e) Provide a terrain maps and a difference map to demonstrate areas of fill within the floodplain.
 - f) Provide a roughness map showing Mannings n pre and post.
 - g) Differentiate Figure 6 between water level differences and the “wet now dry” and “dry now wet” colouring. Provide on two different figures.
 - h) Provide definitions for flood fringe and flood storage as referenced in the figures.
4. Amended Engineering plans Series CC160136-1 from Barker Ryan Stewart Rev A dated 8/7/2019 are to be provided to meet the requirements under Council’s Part J of DCP 2015 and Council’s Engineering Guide for Development 2005. The amended plans must address the following:
- i. With the previous DA-17-01092 for the Shredder Works allowance was made for an OSD for this based only on the extent of the slab and the basin itself. In removing the catchment for the Shredder OSD, the remaining developmental area draining to Catchment 1 is 0.35 hectares.
 - ii. An extension of the existing OSD is proposed however this new OSD appears to be undersized as significant areas draining to the tank are not included.
 - iii. Minimum detention storage volumes have not been provided.
 - iv. Please include a copy of the Deemed to comply tool spreadsheet for the OSD design that includes the site area and bypass.
 - v. Provide and OSD catchment plan.
 - vi. Based on the size of the catchments, including existing upstream catchments, there are insufficient pits to collect such large flows.
 - vii. On drawing 101 (A) delete the Jellyfish filter as full on-lot water quality treatment is NOT required.
 - viii. Provide details of the Gross Pollutant Trap (GPT) such an online Stormceptor prior to all discharges to the creek or OSD tank and sized to treat a minimum 2 EY flow considered as 75% of the 1 EY flow targeting gross pollutants and hydrocarbons. Diversion weirs for off line treatment systems are not permitted.
 - ix. Where the GPT is provided upstream of the OSD tank direct the flows from pit 1 (and any supplementary inlet pits) to this device for treatment.
 - x. Any new boundary fencing within the overland flow path will require flow through fencing to be installed at the bottom to allow overland flows through to a minimum of 1% AEP + 0.5m. Any new internal fencing is to have palisade fencing at a minimum of 1% AEP + 0.5m. Flow through

fencing details, and their location are to be clearly shown on a plan and approved by Council.

- xi. On drawing 101 (A) raise HW10 by a minimum of 0.9 m to reduce the restriction of high water levels in the creek on the OSD system operation. Consider adjusting the orifice centreline so that the orifice inverts just drain from pit to pit.
- xii. There are insufficient access gates for the below ground detention tank. Access gates to the below ground detention tank (excluding the discharge control pits) must be a minimum 900 mm by 900 mm and are positioned such that the maximum distance from any point in the tank to the nearest gate is not greater than 1.5 m for clear heights less than 0.7 m, 2 m for clear heights less than 1.0 m, 3 m for clear heights less than 1.5 m, 4 m for clear heights less than 2.0 m and 6 m for clear heights greater than 2.0 m. Discharge control pits deeper than 1.2 m with screens require 2 x 600 by 1200 gates.
- xiii. Where access gates are required internally provide a permanent ladder for access.
- xiv. Absolute minimum tank depth is 0.75m.
- xv. Confined space entry warning signs are to be detailed on the drainage plans adjacent to all entries into the rainwater tanks and detention tank in accordance with Council's Engineering Guide for Development 2005.
- xvi. On drawing 503 (A) delete the Stormfilters and Stormfilter chamber from the tank as full on lot treatment is not required.
- xvii. On drawing 503 (A) at Section A-A the base of the tank at 35.99 is well below the orifice centreline level of 36.40 and won't drain. Raise base to ensure it can drain.
- xviii. The nominated 1% minimum fall in the tank base is only acceptable where a GPT is provided upstream of the tank to reduce frequency of access to remove rubbish. If a GPT is provided downstream of the OSD provide a minimum slope of 2%.
- xix. Due to the size of the orifices (>150 mm) a Maximesh screen is unacceptable. Provide Weldlok F40/203 instead.
- xx. All discharge pipes to the creek are to comply with the requirements of Controlled Activities – Outlet Structures under the Water Management Act 2000. This is to include scour protection and energy dissipation. Provide details.
- xxi. The internal pipe network is to be designed in accordance with the current Council's Engineering Guide for Development to carry the 20 year ARI storm flows.

ENVIRONMENTAL HEALTH

1. All environmental matters have been considered within the supporting documentation and no further comments are added.
2. The site will require licencing by the EPA who will also become the Regulatory Authority for the premises.

TRAFFIC

1. Additional traffic generated by the proposed development is likely to be accommodated within the existing road network capacity.
2. Parking provision complies with Council's DCP requirements
3. Provision for adequate sight distance needs to be made for both pedestrian and vehicular movement at the proposed driveway in accordance with Section 3.2.4 AS 2890.1 and Figure 3.2 of AS 2890.1 to ensure safety of pedestrians on the footpath system and motor vehicles along the new driveway.

PLANNING

1. The proposed extended hours of operation being 6am to 9pm, 7 days a week are considered to be excessive and could impact negatively on the amenity of residents in surrounding areas by way of noise directly from the facility and by the movement of heavy vehicles. We ask that you carefully consider the potential noise impacts from various sources in your assessment of the application.

Should you require any further information regarding this matter, please contact our Senior Planner – Jared Spies, on 9839 6000.

Yours sincerely,



Alan Middlemiss

ACTING MANAGER DEVELOPMENT ASSESSMENT