



Our reference: ECM: 9685600
Contact: Gavin Cherry
Telephone: (02) 4732 8125

18 August 2021

David Schwebel
Email: david.schwebel@planning.nsw.gov.au

Dear Mr Schwebel,

Response to Submissions for St Marys Resource Recovery Facility (Borg) SSD-10474

I refer to your email received on 4 August 2021 regarding the above application and information from the applicant in response to previous submissions made.

Thank you for the opportunity to review and contribute.

The following further comments are provided for consideration in relation to this matter.

Stormwater Management Considerations

It is noted that the updated Stormwater Management Report by Eclipse Consulting Engineers, reference 10113-002-smp, Issue 3, dated 13 May 2021 contained an earlier version of stormwater plans by MPG, reference 2016-0217, issue C, dated 26.20.2016. The previous version of the Stormwater Management Report by Eclipse Consulting Engineers, reference 10113-002-smp, issue 2, dated 21 February 2021 contained more recent stormwater plans by Eclipse Consulting Engineers, reference 10113, issue A, dated 23.02.2021. The more recent stormwater plans propose an additional 'Stormfilter' stormwater treatment device.

It is requested that the more recent stormwater plans by Eclipse Consulting Engineers, reference 10113, issue A, dated 23.02.2021 be relied upon for the purpose of determining the development application.

As the OSD system relies upon an above ground tank system that is located on the adjoining property to the east, it is also considered necessary that condition B52 of SSD-8200 be imposed within the determination on this matter, which requires either both lots to be consolidated or provision of a drainage easement be created.

Traffic Management Considerations

The further plans and documents referred to Council for comment, including the Traffic Impact Assessment and Responses to Submissions suitably addresses the traffic management matters previously raised subject to recommended conditions of consent being imposed.

The Traffic Engineering related matters that require conditions includes management and limitation of access to the site by vehicles 12.5 metres long or



greater to left in / left out at the Dunheved Circuit driveway and to restricts access to only vehicles that are 19.0 metres long or less.

The wording of requested traffic management related conditions of consent is outlined below:-

- Prior to the issue of any Construction Certificate, the Certifier shall ensure that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development are in accordance with AS2890.1, AS2890.2, AS2890.6 and Penrith City Council's Development Control Plan 2014.
- Prior to the issue of any Occupation Certificate, the Certifying Authority shall ensure signage, which is clearly visible from the public road, shall be placed within the development site to indicate entry and exit at the driveway access on Dunheved Circuit.
- Prior to the issue of any Occupation Certificate, the Certifying Authority shall ensure directional signage and line marking shall be installed indicating directional movements and the location of heavy vehicle, staff vehicle and visitor vehicle parking.
- Prior to the issue of any Occupation Certificate, the Certifying Authority shall ensure that the property title includes restriction that restricts access to vehicles that are only 19.0 metres long or less.
- Prior to the issue of any Construction Certificate the Principal Certifying Authority shall ensure that a Waste Collection / Service / Delivery Vehicle Operational Management Plan is provided to the satisfaction of Council. This shall include an operational management plan that shall apply to all waste collection vehicle and service / delivery vehicle access the site and include:
 - Coordinating all operators agreements, signage and management of all heavy vehicle that are 12.5 metre long or longer shall access to the site by left in enter and left out exit only from the Dunheved Circuit driveway.
 - Restricts access to vehicles that are only 19.0 metres long or less.
- All car spaces and loading areas 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.
- 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.

Water Quality Management Considerations

The proposed development intends to use additional water for filling of the truck wheel wash. As a result, the total reuse demand for the site has increased slightly from 0.3 kL/day to 0.6 kL/day. A review of the information indicated that



the existing 10kL rainwater tank is not sized large enough to meet Council's reuse target of 80% non-potable demand. The modelling indicates that's only 44% of demand is met. As such, the existing tank is undersized and will need to be supplemented / replaced with a larger tank to meet the Council's water conservation requirements. It is also note that the tank would need to be designed and managed in accordance with the Australian Guidelines for Water Recycling Stormwater Harvesting and Reuse, July 2009. It is requested that this be addressed by the applicant or conditions of consent imposed that require demonstrated compliance with Council's re-use targets, prior to issue of a construction certificate.

Should you require any further information regarding the comments, please do not hesitate to contact me on (02) 4732 8125.

Yours Sincerely,

Gavin Cherry
Development Assessment Coordinator