



Your ref: SSD 29999239  
File no: MC-21-00007

12 April 2022

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

Recipient Delivery [bruce.zhang@planning.nsw.gov.au](mailto:bruce.zhang@planning.nsw.gov.au)

**Attention: Mr Zhang**

Dear Mr Zhang

**SSD 29999239 – Rooty Hill Materials Recycling Facility**

Thank you for your correspondence dated 15 March 2022 requesting our advice on the abovementioned State Significant Development Application at 600 Woodstock Avenue, Rooty Hill.

We have reviewed the proposal and we object to it until our issues listed in the attachment to this letter have all been addressed.

We request the information responding to these issues to be referred back to us for consideration and the nomination of conditions, before any final determination of this application is made by the Department

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 City Planning and Development

**Connect - Create - Celebrate**

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: (02) 9839 6000 - DX 8117 Blacktown

Email: [council@blacktown.nsw.gov.au](mailto:council@blacktown.nsw.gov.au) - Website: [www.blacktown.nsw.gov.au](http://www.blacktown.nsw.gov.au)

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

# Blacktown Council's submission to SSD 29999239 - Rooty Hill Materials Recycling Facility

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## 1. Engineering

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- a. A minimum splay of 8m x 8m as per Engineering Guide for Development – 2005 is to be included on plans. Splays are not to be used for installation of services or landscape works that may impede sight distance.

## 2. Drainage

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- a. The applicant is to submit a letter of offer to enter into a Voluntary Planning Agreement to [Catherine.Harris@blacktown.nsw.gov.au](mailto:Catherine.Harris@blacktown.nsw.gov.au). This must be done prior to the determination of the Development Application.
- b. Alternatively, should a Voluntary Planning Agreement not be entered into then amendments to the water quality measures shall be provided on-site as per Part J of Councils DCP 2015.
- c. If on-lot treatment is the preferred option, a Model for Urban Stormwater Improvement Conceptualisation catchment plan showing which areas drain to the proposed water quality system and areas bypassing is required to be submitted.
- d. Due to the cut and/or fill exceeding 1.5 m, a desktop Groundwater Assessment Report is required for the site in accordance with section 4 of Council's Water Sensitive Urban Design developer handbook. Where there is the potential for interaction with groundwater, a Groundwater Management Plan must be prepared by a Geotechnical Engineer registered with the National Engineering Register.
- e. Provide an on-site detention catchment plan showing the areas draining to the detention tank and clearly show areas of bypass. Note that a 15% maximum site catchment bypass is permitted for the On Site Detention tank.
- f. Investigation is required for the swale located to the south east of the development. Ascertain if there is any flow coming in to this property from the adjoining property given the current obstructions on the adjoining property. Provide details of the potential impacts to the proposed works and provide appropriate freeboard.
- g. Drawings DAC04.01 (03) and DAC04.02 (02):
  - Two options have been provided for the proposed roof drainage and connection to the rainwater tank. Nominate one of the two options for the rainwater tank and size the rainwater tank accordingly. Provide details on the plans and amend the Model for Urban Stormwater Improvement Conceptualisation subsequently.
  - The levels in existing street Pit 04/05 are to be confirmed and incorporated into the design.
  - The Gross Pollutant Trap labelled CDS 1009 is undersized and the flows in Section 2.4.2.2 "Gross Pollutant Trap" of the civil engineering report are

significantly low. Review the flows and calculations and refer to Council's Engineering Guide for Development 2005 for the rainfall intensities for 1 Year Average Recurrence Interval event.

- Provide details of the Gross Pollutant Trap including sections and levels.
  - Pit 04/03 is to be a splitter with a diversion weir to divert the flows. Provide Hydraulic Grade Line details and calculations for the proposed Gross Pollutant Trap and splitter pit system to ensure there is sufficient hydraulic head and no obstruction in flows.
  - The 375 mm diameter outlet pipe from On Site Detention tank is significantly undersized. The outlet pipe must be sized to 1% Annual Exceedance Probability 5-minute storm event. Preliminary calculations suggest the outlet pipe to be minimum 675 mm diameter. Review and amend the pipe sizes (i.e. Increase pipe sizes) from the OSD tank to the existing street pipe discharge.
  - The 1% Annual Exceedance Probability flows from the site are to be directed to the On Site Detention. Demonstrate how the surface flows in excess of the pipe capacity are directed to the On Site Detention system.
  - The lids for the On Site Detention tank are to be grated. Remove the sealed lids. Reflect the pit/grate locations correctly and match with drawing DAC05.31 (02).
  - Show how the roof water gets to the rainwater tank. Provide a separate system for roof water and surface drainage. Pits between the roof lines (i.e. charged pipes) are to be sealed.
  - Charge line cleanout pits are to be provided at the low point of all charge line systems for the rainwater tanks to facilitate cleaning of the system.
- h. Drawings DAC05.31 (02) and DAC05.32 (02):
- The lids for the On Site Detention tank are to be grated trafficable lids.
  - Rename 100 year Average Recurrence Interval to 1% Annual Exceedance Probability on all notes and plans.
  - Rename 1.5 year Average Recurrence Interval to 50% Annual Exceedance Probability on all notes and plans.
  - Provide 2 x 600 x 1200 mm grates over the 1% Annual Exceedance Probability orifice control pit and overflow pit.
  - Provide a 900 mm x 900 mm grate over the 50% Annual Exceedance Probability orifice.
  - The starting / lowest level in the base of the On Site Detention tank is to be the centreline of the 50% AEP orifice (1.5 year orifice) grading up at 2% from there.
  - Provide separate orifice details for the 50% Annual Exceedance Probability orifice and 1% Annual Exceedance Probability orifice.
  - Provide a minimum 2% slope in the On Site Detention storage. For larger tanks this can be in the form of a 2% cross-slope to a central "V" drain with 2%

longitudinal slope along the “V” drain. Reassess tank dimensions to achieve the minimum storage volumes.

- The orifice within the Discharge Control Pit is to be protected by a suitable screen. Provide Maximesh Rh3030 for orifice diameters 150 mm or less with a minimum area of 50 times the orifice area and Weldlok F40/203 for orifices 150 mm diameter or more with a minimum area of 20 times the orifice area.
  - Remove the rainwater tank weir and extend the wall to the soffit of the tank. Provide series of overflow pipes (i.e. 4 x 150 mm diameter) with non-return flaps.
  - The outlet pipe from the On Site Detention tank must be sized to 1% Annual Exceedance Probability 5-minute storm event. Increase the pipe size accordingly.
  - The sealed lid to the rainwater tank pump must have a minimum internal opening of 2 x 600 mm x 1200 mm to facilitate maintenance access to the pumps
- i. Drawing DAC05.41 (02):
- The 1% Annual Exceedance Probability flows from the site are to be directed to the On Site Detention tank. Demonstrate how the 1% Annual Exceedance Probability flows will be directed to the On Site Detention tank. There are areas to the east and south east (flows in excess of pit and pipes) which are bypassing the On Site Detention. Clearly show the areas of bypass.
- j. Submit On Site Detention Deemed to Comply Tool spreadsheet electronically to Council for review.
- k. Submit all models including the Model for Urban Stormwater Improvement Conceptualisation to Council electronically.
- l. All pits deeper than 1.2 m must provide step irons at 300 centres.
- m. The internal pipe network is to be designed in accordance with the Council's Engineering Guide for Development 2005 to carry the 5% Annual Exceedance Probability (20 year Average Recurrence Interval) storm flows.
- n. Review the pit size as 600 \* 600 mm pits are limited to 600 mm maximum depth and 600 \* 900 mm pits are limited to 900 mm depth. Pits greater than 900 mm depth are all to be minimum 900 \* 900 mm. All pits within the proposed development must comply with these requirements.