



Our reference: ECM: 8312191
Contact: Kathryn Sprang
Telephone: 4732 7834

9 August 2018

NSW Department of Planning & Environment
Email: nikki.matthews@planning.nsw.gov.au

Dear Nikki,

Re: Altis Warehouse and Logistics Hub at 585-649 Mamre Road Orchards Hills (SSD 7171)

I refer to your email dated 27 July 2018 regarding the above proposal and invitation to comment. Thank you for the opportunity to review and make comment on this proposal.

Council has reviewed the modification and raises no objection to the proposal, subject to the following being addressed in the assessment of the application.

Engineering Considerations

Overland Flow

The Overland Flow Report prepared by Costin Roe Consulting, Revision D dated 8 June 2018 primarily focuses on an overland flow assessment to accompany the Mamre West – Stage 2 planning application and not focusing on the re-alignment of the channel for Stage 1. In this regard, an updated overland flow path analysis is required to be provided including an updated stormwater catchment plan. All details shall address the criteria required under section 2.4 of Council's Stormwater Drainage Policy.

In addition to the above the extent and level of the 1% AEP local overland flows (pre and post) shall be shown on the site plan and all cross-sections.

Drainage Easement

The drainage easement shall be created over the proposed channel within the adjoining downstream lot in accordance with Council's requirements. In this regard, the following criteria applies;

- Easement width shall be 1 metre plus top width of the 1% AEP design flow with 500mm freeboard;
- The subdivision plan shows '(L) proposed easement to drain Water 14 & 35 Wide'. This shall be amended to state – 'Proposed Easement to Drain Water 14, 35 Wide & Variable'.

- The subdivision plan shall show the existing drainage easement (G) on the plan to be deleted;

All bio-swale / open channels should remain under the care and control of the registered proprietor of the lots benefited by the drainage easement, as Council will not accept any maintenance obligations or dedications.

A turning head suitable for a maintenance and emergency vehicles is to be incorporated towards the western end of the 5m wide access trail and contained within the easement.

Should you require any further information, or would like to discuss this matter further please do not hesitate to contact Kathryn Sprang on 4732 7834.

Yours sincerely,



Gavin Cherry
Development Assessment Coordinator

Attachment A:

In addition to above please see below recommended conditions of consent in relation to environmental health matters and engineering matters which should be incorporated into any revised notice of determination.

- No fill material is to be imported to the site without the prior approval of Penrith City Council in accordance with Sydney Regional Environmental Plan No.20 (Hawkesbury-Nepean River) (No.2-1997). No recycling of material for use as fill material shall be carried out on the site without the prior approval of Council.
- No fill material shall be imported to the site until such time as a Validation Certificate for the fill material has been submitted to, considered and approved by Council. A copy of a report forming the basis for the validation is also to be provided. The Validation Certificate shall:
 - be prepared by an appropriately qualified person (as defined in the Penrith Development Control Plans) with consideration of all relevant guidelines, standards, planning instruments and legislation (e.g. EPA, NEPM, ANZECC, NH&MRC),
 - clearly state the legal property description of the fill material source site and the total amount of fill tested,
 - provide details of the volume of fill material to be used in the filling operations,
 - provide a classification of the fill material to be imported to the site in accordance with the NSW Environment Protection Authority's "Waste Classification Guidelines" 2009, and
 - (based on the fill classification) determine whether the fill material is suitable for its intended purpose and land use and whether the fill material will or will not pose an unacceptable risk to human health or the environment.
- All stormwater drainage and earthworks, associated civil works and dedications, required to effect the consented development shall be undertaken at no cost to Penrith City Council.
- Owners consent is required for works proposed within the adjoining property of Lot 2, DP 1233392. A drainage easement shall also be created over the proposed channel within the adjoining downstream lot in accordance with Council's requirements.
- Prior to the issue of any Construction Certificate, the Principal Certifying Authority and/ or Certifying Authority shall ensure that an application under Section 68 of the Local Government Act, including payment of application and inspection fees, has been lodged with, and approved by Penrith City Council for the relocation of the open channel.

Engineering plans are to be prepared in accordance with the development consent, Penrith City Council's Design Guidelines for Engineering Works for Subdivisions and Developments Engineering Construction Specification for Civil Works, Austroads Guidelines, and best engineering practice.

Contact Penrith City Council's Development Engineering Department on 4732 7777 or visit Penrith City Council's website for more information.



Note: All works associated with the Section 68 Local Government Act approval must be completed prior to the issue of any Occupation Certificate or Subdivision Certificate as applicable.

- A Construction Certificate is to be approved by the Certifying Authority for the provision of engineering works (road, drainage, earthworks, subdivision works). A Construction Certificate shall be issued for any subdivision works. Prior to the issue of any Construction Certificate, the Certifying Authority shall ensure that engineering plans are consistent with the stamped approved concept plan/s approved by the Minister of Planning and that all subdivision works have been designed in accordance with the development consent, Penrith City Council's Design Guidelines for Engineering Works for Subdivisions and Developments, Engineering Construction Specification for Civil Works, Austroads Guidelines and best engineering practice. The subdivision works may include but are not limited to the following:

- Private access roads and driveways
- Stormwater management (quantity and quality)
- Sediment and erosion control measures
- Flood control measures
- Overland flow paths
- Earthworks
- Bridges, culverts, retaining walls and other structures
- Landscaping and embellishment works

The Construction Certificate must be supported by engineering plans, calculations, specifications and any certification relied upon. Note: Council's Development Engineering Department can provide this service. Contact Penrith City Council's Development Engineering Department on 4732 7777 or visit Penrith City Council's website for more information.

- Prior to the commencement of any works on-site (including demolition works) or prior to the issue of any Construction Certificate, whichever occurs first, a Construction Traffic Management Plan (CTMP) shall be submitted to Council for approval. The CTMP shall be prepared in accordance with Council's Engineering Construction Specification for Civil Works. The CTMP shall be prepared by a suitably qualified consultant with appropriate training and certification from the Roads & Maritime Services (RMS), and in accordance with Council's Engineering Construction Specification for Civil Works. Approval of the CTMP may require approval of the Local Traffic Committee.
- Prior to the issued of any Construction Certificate issued for internal works associated with the development the site must be serviced by a legal point of discharge including and required infrastructure drainage works. The drainage works may include inter-allotment drainage construction, upgrades and / or road drainage extensions located on lands owned by others.



- Prior to commencement of any works associated with the development, sediment and erosion control measures shall be installed in accordance with the approved Construction Certificate and to ensure compliance with the Protection of the Environment Operations Act 1997 and Managing Urban Stormwater series from the Office of Environment and Heritage. The erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.
- Prior to commencement of any works associated with the development, a Traffic Control Plan, including details for pedestrian management, shall be prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Maritime Services' publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Maritime Services Traffic Controller. Traffic control measures shall be implemented during the construction phase of the development in accordance with the certified plan. A copy of the plan shall be available on site at all times.

Note:

a) A copy of the Traffic Control Plan shall accompany the Notice of Commencement to Penrith City Council.

b) Traffic control measures may require road occupancy / road closure approvals issued under Section 138 of the Roads Act by Penrith City Council prior to the issue of a Construction Certificate.

- Work on the subdivision shall not commence until:
 - Construction Certificate (if required) has been issued;
 - a Principal Certifying Authority has been appointed for the project, and;
 - any other matters prescribed in the development consent for the subdivision and the Environmental Planning and Assessment Act and Regulation have been complied with.

A Notice of Commencement of works is to be submitted to Penrith City Council five (5) days prior to commencement of engineering works or clearing associated with the subdivision.

- All earthworks shall be undertaken in accordance with AS3798 and Penrith City Council's Design Guidelines for Engineering Works for Subdivisions and Developments and Engineering Construction Specification for Civil Works. The level of testing shall be determined by the Geotechnical Testing Authority/ Superintendent in consultation with the Principal Certifying Authority.
- Prior to the issue of a Subdivision Certificate, the Principal Certifying Authority shall ensure that all works associated with a S68 Local Government Act approval have been inspected and signed off by Penrith City Council.
- Prior to the issue of a Subdivision Certificate, the Principal Certifying Authority shall ensure that all subdivision works required by this consent have been satisfactorily completed or that suitable arrangements have been made with Penrith City Council for any outstanding works.
- Prior to the issue of a Subdivision Certificate, Works As Executed drawings, final operation and maintenance management plans and any other



compliance documentation shall be submitted to the Principal Certifying Authority in accordance with Penrith City Council's Engineering Construction Specification for Civil Works, WSUD Technical Guidelines and Stormwater Drainage for Building Developments. An original set of Works As Executed drawings and copies of the final operation and maintenance management plans and compliance documentation shall also be submitted to Penrith City Council with notification of the issue of the Occupation and / or Subdivision (Strata) Certificate where Penrith City Council is not the Principal Certifying Authority.

- Prior to the issue of a Subdivision Certificate, the Principal Certifying Authority shall ensure that the:

a) Overland flowpath works

- Have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent.
- Have met the design intent with regard to any construction variations to the approved design.
- Any remedial works required to be undertaken have been satisfactorily completed.

Details of the approved and constructed system/s shall be provided as part of the Works As Executed drawings.

- Prior to the issue of a Subdivision Certificate, a restriction as to user and positive covenant relating to the:

a) Overland flowpath works

Shall be registered on the title of the property under private ownership. The restriction as to user and positive covenant shall be in Penrith City Council's standard wording as detailed in Penrith City Council's Stormwater and Drainage for Building Developments policy.

- Prior to the issue of a Subdivision Certificate, the following compliance documentation shall be submitted to the Principal Certifying Authority. A copy of the following documentation shall be provided to Penrith City Council where Penrith City Council is not the Principal Certifying Authority:

a) Works As Executed (WAE) drawings of all civil works. The WAE drawings shall be marked in red on copies of the stamped Construction Certificate drawings signed, certified and dated by a registered surveyor or the design engineer. The WAE drawings shall be prepared in accordance with Penrith City Council's Engineering Construction Specification for Civil Works.

b) The WAE drawings shall clearly indicate the 1% Annual Exceedance Probability flood lines (local and mainstream flooding).

c) The WAE drawings shall be accompanied by plans indicating the depth of cut / fill for the entire development site. The survey information is required to show surface levels and site contours at 0.5m intervals. All levels are to be shown to AHD.

d) A copy of all documentation, reports and manuals required by Section 2.6 of Penrith City Council's WSUD Technical Guidelines for handover of stormwater management facilities to Penrith City Council.



e) Surveyor's Certificate certifying that all open channels and access trails are located wholly within the appropriate easements and that no channels encroach over boundaries, private or public lands.

f) Documentation for all road pavement materials used demonstrating compliance with Penrith City Council's Engineering Construction Specification for Civil Works.

g) A Geotechnical Report certifying that all earthworks and road formation have been completed in accordance with AS3798 and Penrith City Council's Design Guidelines and Construction specifications.

The report shall include:

- Compaction reports for road pavement construction
- Compaction reports for bulk earthworks and lot regarding.
- Statement of Compliance

h) A slope junction plan for inter allotment drainage lines indicating distances to boundaries and depths.

- Prior to the issue of a Subdivision Certificate the following easements shall be created on the plan of subdivision
 - a) Easements for drainage (including over downstream properties)
 - b) Any other easements identified during the construction process
 - c) Other