



Western Sydney Parklands Trust

26 June 2020

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Mr William Hodgkinson
Industry Assessments
Department of Planning, Industry & Environment
4 Parramatta Square
Level 17, 12 Darcy Street
PARRAMATTA NSW 2150

Dear Mr Hodgkinson,

**Re: Response to Public Authority Comments for Light Horse Interchange Business Hub,
Easter Creek - SSD9667**

Thank you for your email of 11 June 2020 requesting Western Sydney Parklands Trust (WSPT) comments on the public authority letters for the abovementioned State Significant Development (SSD) at Eastern Creek.

WSPT has reviewed the public authority letters and provides its recommendations and comments at **Attachment A**, including an updated Concept Plan. It is noted that Endeavour Energy and Jemena raised no further comments in their letters.

Separately, WSPT proposes a minor revision to the draft Plan of Subdivision at **Attachment B** to introduce Part Lot 9 (6850m²) in the residual land area adjacent to the M4 Motorway.

If you have any queries regarding this matter, please do not hesitate to contact the undersigned.

Yours faithfully,

Luke Wilson
Project Manager

Attachment A – WSPT’s response to Public Authority Comments for Light Horse Interchange Business Hub and updated Concept Masterplan

Environment, Energy and Science Group (EES)	
Item	Response
While widening the corridor at this location may have its merits, Figure 4 in the RTSA only refers to it as a “biodiversity corridor widening investigation area” (page 29). This implies it is not definite that the ‘investigation area’ will be added to the corridor. Greater certainty is required, particularly as the investigation area is located outside the subject site and it is unclear whether it is in the same ownership as the SSD site. If the investigation area is not added to the corridor, the opportunity to widen the Bushland Corridor within Precinct 6 at the SSD business hub site would be lost once the SSD is approved. Details are required as to whether the investigation area site is in the same ownership as the proposed SSD site, otherwise the proposed investigation area is irrelevant. The proponent should focus on what can be delivered on the subject site.	The proposed Business Hub and the proposed Bushland Corridor widening investigation area are both located within Lot 10 in DP1061237. This land is in Western Sydney Parklands Trust ownership.
A vegetation management plan shall be prepared to protect and restore the riparian corridors along Eastern Creek, Reedy Creek and the realigned Erskdale Creek. The plan should include: <ul style="list-style-type: none"> o a scaled plan which locates the watercourses; top of highest bank; existing native vegetation along the creeks; the riparian corridor widths proposed along Eastern Creek, Reedy Creek and the realigned Erskdale Creek (measured from the top of the highest bank); the boundary of the site; the development footprint; the area of riparian land/riparian vegetation that will be temporarily disturbed or permanently removed by the project and proposed asset protection zones o details on the native vegetation communities and plant species that currently occur along Eastern Creek, Reedy Creek and Erskdale Creek o details on the local native plant species (trees, shrubs and groundcovers) to be planted – a diversity of local native species should be planted. The plan should demonstrate that the plant species consist of local native species. 	WSPT accepts.

<ul style="list-style-type: none"> ○ details on the location and number of trees and other plants that are proposed to be planted ○ specify that plants are to be propagated from locally sourced seeds to ensure genetic integrity. Seed should be collected from native trees and other native vegetation that is to be removed on the site and plants shall be propagated for use on the site ○ where possible from native vegetation on the site that is to be cleared as part of the development, including from Plant Community Type (PCT) 849 (Cumberland Plain Woodland) and PCT 835 (River River-flat Eucalypt Forest). The juvenile plants shall be removed and replanted to locations on the where plants from these PCTs would naturally occur. The juvenile plants must be translocated prior to any earthworks and clearing of native vegetation commencing. The plants should be relocated when plant growth conditions are ideal to give the native plants the best possible opportunity to survive and should be maintained until established ○ details on topsoil removal and reuse. Topsoil from areas of native vegetation to be cleared will be collected for re-use, including within the Eskdale Creek realignment, landscape buffers and site earthworks where practical ○ details on replacement tree hollows and/or nest boxes including their location, which must be provided prior to any loss of existing trees hollows ○ details to minimise vegetation clearing and to maximise riparian/terrestrial connectivity as part of the bridge crossing design, including by allowing moisture and light to penetrate under the bridge structure where practical ○ plant maintenance regime - riparian vegetation should be regularly maintained and watered for 12 months following planting. Should any plant loss occur during the maintenance period the plants should be replaced by the same plant species 	
<p>A Fauna Relocation Plan shall be prepared by a suitably qualified and experienced ecologist prior to filling the existing Eskdale Creek. The Plan must include details on, but not be limited to, the following:</p>	<p>WSPT accepts.</p>

<ul style="list-style-type: none"> o the native fauna species known to inhabit and/or use the creek which require transfer from the creek o the methodology proposed to transfer the fauna o the location and suitability of the proposed relocation sites o any potential impacts of relocating the fauna to the relocation sites. <p>A suitably qualified and experienced ecologist is to be present during the filling of the creek.</p>	
<p>A landscape plan shall be prepared for the landscape buffer areas on the site, street planting and trees in the estate basin (Lot 8) and include details on:</p> <ul style="list-style-type: none"> o the native vegetation community (or communities) that occur or once occurred in the locality o a list of local native species to be used in the landscaping from the relevant native vegetation community or communities rather than plant non-local natives or exotic species o the quantity and location of plantings o tree planting at the site must be maximised to reduce the urban heat island effect o the pot size of the local native trees to be planted - advanced and established local native trees preferably with a plant container pot size of 100 litres, or greater for local native tree species which are commercially available. Other local native tree species which are not commercially available may be sourced as juvenile sized trees or pre- grown from provenance seed o the area/space required to allow the planted trees to grow to maturity o plant maintenance regime. The planted vegetation must be regularly maintained and watered for 12 months following planting. Should any plant loss occur during the maintenance period the plants should be replaced by the same plant species. <p>(Note: only the street trees and trees in the estate basin (Lot 8) are part of the Stage 1 works - separate landscape plans will be prepared as part of the future development for Lots 1 to 7).</p>	WSPT accepts.
<p>The seven hollow bearing trees identified within the BDAR are to be salvaged and reused within the realigned Eskdale Creek, the landscape buffer or the surrounding Parklands.</p>	WSPT accepts.

<p>Where practical, native tree trunks (greater than approximately 25-30cm in diameter and 3m in length) must be salvaged and re-used as part of the site works, such as in the landscape buffers and realigned Eskdale Creek area. <i>For tree trunks that are unable to be used to enhance habitat on the site, the Applicant must demonstrate that it has contacted and offered</i> the remainder to Western Sydney Parklands Trust and surrounding reserve managers including the National Parks and Wildlife Services and Blacktown City Council <i>prior to any native vegetation clearing commencing and before mulching and/or disposing of the trees</i> by other means</p>	
Blacktown City Council	
Item	Response
<p>a. Council notes the new subdivision plan now proposes the access road (Lot 11) to be retained by the Applicant as a private road. A condition is provided by our Drainage Engineers for a restriction on title for the access road on Lot 11 to remain in private ownership and not dedicated to Council.</p>	<p>Councils has not provided a reason for the proposed restriction on title. It is not practical to have the proposed restriction on title and the Roads Act restricts the ability of anyone but road authorities and the Governor to dedicate land as a public road.</p> <p>WSPT will continue to liaise with Council regarding the potential for the road to be dedicated. This will remain separate to the assessment process for this SSDA.</p>
<p>b. As previously advised, the Concept Masterplan indicative footprints still represent an overdevelopment of each site, as the nominated floor areas are not in accordance with the car parking rates proposed condition. The prospective lessee would expect to build the nominated floor areas in accordance with the masterplan where insufficient car parking is provided to cater for all permitted uses. Therefore, Council requests the concept plan is not approved with such detailed information on floor area and car parking spaces. Or, alternatively, it must be clear that the concept plan only illustrates potential warehousing uses, but is subject to separate DAs for other uses.</p>	<p>A note has been added to the Concept Masterplan 10935_MP100[P10] (attached) confirming that the plan illustrates maximum floor space (GFA) for warehouse & distribution.</p> <p>It is understood the determination will provide that the projected floorspace is a maximum amount, requiring compliance with all other consent conditions, including the delivery of adequate on-site car parking.</p>
<p>a. Whilst TfNSW did not raise an issue of vehicle queuing (403 m) along the Doonside Road approach to the traffic signal controlled intersection of Great Western Highway/Doonside Road/Brabham Drive, Council is of view that an additional left turn lane, as proposed previously, will improve the</p>	<p>WSPT maintains that the overall intersection performance is acceptable, with a Level of Service D under all modelled scenarios. TfNSW is the relevant Roads Authority regarding approvals for signalised</p>

<p>operational performance of the intersection. A concept design needs to be developed, including costing. The proponent for this development should pay all costs of their improvement works due to the traffic this development will generate and the traffic congestion it will place on this intersection.</p>	<p>intersections, including the Great Western Highway as a Classified Road. TfNSW has not imposed a requirement for upgrades to this intersection following submission of the updated modelling as part of the original Response to Submissions. Accordingly, upgrades to the Great Western Highway/ Doonside Road intersection are not considered necessary.</p>
<p>a. Council supports the proposed car parking condition as follows: PART B CONDITIONS TO BE MET IN FUTURE DEVELOPMENT APPLICATIONS- TRAFFIC AND ACCESS Car parking in accordance with the following rates: a) 1 space per 300 m2 GFA for warehouse and distribution centre uses; b) 1 space per 77 m2 GFA for general industrial and light industrial uses; c) 1 space per 40 m2 GFA for office uses; and d) 1 space per 100 car parking spaces or part thereof for accessible car parking.</p>	<p>WSPT Accepts.</p>
<p>a. The following conditions are to be included as conditions of consent. GENERAL CONDITIONS 1. The temporary protection measures for the bioretention area are not to be removed, nor the filter area of the basin planted out, until a minimum of 90% of the upstream catchment draining to the basin is fully developed including landscaping as agreed with Council. Once 90% of the upstream catchment is developed as determined by the developer or where notified by Council, the bioretention basins must be completed within 6 months.</p>	<p>WSPT accepts in principle. The following amendments are suggested. “The temporary protection measures for the bioretention area are not to be removed, nor the filter area of the basin planted out, until a minimum of 90% of the upstream catchment draining to the basin is fully developed including landscaping as agreed with Council. Once 90% of the upstream catchment is developed as determined by the developer Applicant, the bioretention basins must be completed within 6 months.”</p>
<p>2. The Bioretention Construction Security is not to be released until: i. Practical completion of the bioretention basin. Practical Completion is defined as removal of any temporary protection measures, installation of the remaining transition layer, permeable concrete pipes, filter media and planting out of the basin. ii. A Geotechnical Engineer is to undertake in situ Saturated Hydraulic Conductivity Testing of the</p>	<p>It is expected that the bioretention basin will be finalised in accordance with Blacktown City Council (BCC) WSUD A(BS)175M 13&14/25. The water management basin at Lot 8 will remain in WSPT ownership and no construction work (temp basin construction or ultimate basin</p>

<p>bioretention system in accordance with Practice Note 1 of the FAWB guidelines and certify that the hydraulic conductivity is at or above 100 mm/hr (tolerance 0 % to +400%.</p> <p>iii. A Horticulturalist that has relevant tertiary qualifications and technical knowledge with a minimum of 5 years demonstrated experience is to certify that the planting within the bioretention area, including bank areas, is of the same quality in type and quantity as per the Construction Certificate approved landscape plans.</p> <p>iv. The custom gross pollutant trap, CDS 2018 and bioretention sediment traps all protecting the bioretention, have been cleaned and cleaning dockets provided.</p>	<p>construction) will be conducted by Council.</p> <p>It should also be noted that downstream property is not owned by Council.</p> <p>As such, although WSPT agrees with the various completion requirements listed, the proposed payment and holding of a bioretention construction security by Council is not considered necessary.</p>
<p>3. Prior to the commencement of construction (excluding earthworks/remediation/site establishment works), the Applicant must submit details of the proposed stormwater management system to support the development to the satisfaction of Council and the Planning Secretary. The stormwater management system must:</p> <p>i. Be designed by a Chartered Civil Engineer registered on NER.</p> <p>ii. Incorporate appropriate on-site stormwater detention and water quality measures using Council's OSD Deemed to Comply Spreadsheet and Council's WSUD Standard Drawings A(BS)175M.</p> <p>iii. Ensure the internal drainage system is capable of carrying the 100 year ARI flows from the development site to the detention basin through either piped or surface flows.</p> <p>iv. Be in accordance with applicable Australian Standards and Part J of Blacktown Development Control Plan 2015 and Council's WSUD developer handbook (latest edition).</p> <p>v. Ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff(Engineers Australia, 2016) and Managing Urban Stormwater.' Council Handbook (EPA, 1997) guidelines.</p>	<p>WSPT notes that extensive consultation has occurred with BCC regarding design of the proposed stormwater management system. Numerous opportunities have been granted to Council engineers to review and provide comment on the proposed stormwater management system. In all instances, the design engineers have amended the proposed stormwater management system design to cater for Council's expectations and comments.</p> <p>With consideration for the above, WSPT suggests the following condition.</p> <p>"Prior to the commencement of construction (excluding earthworks/ remediation/ site establishment works), the Applicant must submit details of the proposed stormwater management system to support the development to the satisfaction of Council and the Planning Secretary certification is to be provided by a Chartered Civil Engineer registered on NER to Council and the Planning Secretary. The stormwater management system must:</p> <p>i. Be designed by a Chartered Civil Engineer registered on NER.</p> <p>ii. Incorporate appropriate on-site stormwater detention and water quality measures using Council's OSD</p>

	<p>Deemed to Comply Spreadsheet and Council's WSUD Standard Drawings A(BS)175M.</p> <p>iii. Ensure the internal drainage system is capable of carrying the 100-year ARI flows from the development site to the detention basin through either piped or surface flows.</p> <p>iv. Be in accordance with applicable Australian Standards and Part J of Blacktown Development Control Plan 2015 and Council's WSUD developer handbook (latest edition).</p> <p>v. Ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff(Engineers Australia, 2016) and Managing Urban Stormwater.' Council Handbook (EPA, 1997) guidelines."</p>
<p>4. Engineering plans from Henry & Hymas Job 18652_SSDA (11) dated 11.05.20 are to be amended as follows:</p> <p>i. All GPTs are to contain an oil baffle.</p>	WSPT Accepts.
<p>ii. On Dwg. C101 (08) and SK_14(03) amend the limit of works to include the vegetation restoration within the 40 m riparian protection zone.</p>	<p>A condition of consent will be imposed which requires the preparation of a Vegetation Management Plan (VMP) to protect and restore the riparian corridors along sections of Eastern Creek, Reedy Creek and the realigned Eskdale Creek. The VMP will apply to the full Vegetated Riparian Zones (VRZs) of each drainage line, as required by the Natural Resource Access Regulator's Guidelines for controlled activities on waterfront land. It is noted that the averaging rule has been applied in some locations. The Riparian Protection Zones (RPZs) are shown in the BDAR, the Landscape Plans and Civil Engineering Drawings provided in the Response to Submissions Addendum (RtSA) Report. Therefore, the proposed condition by Council is not considered necessary.</p>
<p>iii. On Dwg. C201 (07) amend the plan as follows.</p> <p>a) Show the top of oil baffle as 46.85.</p>	WSPT Accepts.

<p>b) Provide hydraulic calculations for the 3-month water level in the custom basin immediately upstream of the bioretention as the nominated 46.06 appears too low.</p> <p>c) Provide hydraulic calculations for the 3 month water level in the custom basin immediately upstream of the trash screen allowing for blockages.</p> <p>d) Provide hydraulic calculations for the weir design in the 3 month diversion chamber for the custom basin to convey the 100 year water flows over the weir.</p>	
<p>iv) On Dwg. C201 (07) amend the plan as follows.</p> <p>a) Show the top of oil baffle as 46.85.</p> <p>b) Provide hydraulic calculations for the 3 month water level in the custom basin immediately upstream of the bioretention as the nominated 46.06 appears too low.</p> <p>c) Provide hydraulic calculations for the 3 month water level in the custom basin immediately upstream of the trash screen allowing for blockages.</p> <p>d) Provide hydraulic calculations for the weir design in the 3 month diversion chamber for the custom basin to convey the 100 year water flows over the weir.</p>	<p>Following additional consultation and at request of Council Drainage Engineers, a hydraulic assessment has been completed by WSPT for the GPT shown on drawing C201(07). The assessment found:</p> <ul style="list-style-type: none"> • Bioretention inlet RCBC should be increased from 2.4(w) x 0.6(H) to 2.4(w) x 0.9(H). As the applicant proposes to adopt the findings of the assessment with the proposed amendments the water level is RL46.15 • Head loss through the trash rack at 50% blockage was insignificant at 2mm. • To divert the treatable flow rate through the GPT system into the bioretention basin a diversion weir with a minimum reduced level of RL46.22 is required to be constructed within the upstream culverts (2 x 2.4m x 1.2m). <p>With consideration for the above, the following condition is proposed.</p> <p>“On Dwg. C201 (07) amend the plan as follows.</p> <p>a) Show the top of oil baffle as 46.85</p> <p>b) Provide hydraulic calculations for the 3 month water level in the custom basin immediately upstream of the bioretention as the nominated 46.06 appears too low.</p> <p>c) Provide hydraulic calculations for the 3 month water level in the custom basin immediately upstream of the trash screen allowing for blockages.</p>

	<p>d) — Provide hydraulic calculations for the weir design in the 3 month diversion chamber for the custom basin to convey the 100 year water flows over the weir.</p> <p>b) Drawing C201(07) to be amended to show a bioretention inlets culvert of minimum dimensions 2.4(w) x 0.9(h) RCBC with a 3-month water level of RL46.15.</p> <p>c) Drawing C201(07) to be amended to show 2mm head loss through trash rack.</p> <p>d) Drawing C201(07) to be amended to show a weir within the culvert diversion chamber of minimum RL of 46.22."</p>
<p>v) On Dwg. C241 (06) amend the plans as follows:</p> <p>a) Amend the orifice sizes to match a flow rate of 5220.4 L/s for the 100 yr orifice and 1082.4 L/s for the 1.5 yr orifice. Provide a note on the spreadsheet and amend the original orifice sizes to not confuse the certifying authority.</p>	WSPT accepts.
<p>vi) On Dwg. C242 (01) amend the plan as follows:</p> <p>a) The 'V' drain from the drop structure ends with an RL of 43.60. Amend this level to 43.20 or lower, to capture more sediment.</p> <p>b) Show the top of retaining wall or a screen area surrounding the custom GPT pollutant retention chamber extending to 46.85 or similar to retain the trapped gross pollutants.</p>	WSPT accepts.
<p>vii) The access road from Ferrers Road to the development site is to remain in private ownership and not dedicated to Council as stated in Henry & Hymas Civil Engineering Report, rev 6, dated May 2020, section 4.1 and section 6.1.</p>	<p>Councils has not provided a reason for the proposed restriction on title. It is not practical to have the proposed restriction on title and the Roads Act restricts the ability of anyone but road authorities and the Governor to dedicate land as a public road.</p> <p>WSPT will continue to liaise with Council regarding the potential for the road to be dedicated in the future. This will remain separate to the assessment process for this SSDA.</p>
<p>viii) Provide details for permanent coloured interpretive signage minimum A0 size to be installed to highlight the water quality improvement process as detailed on Council's website. The sign is to be</p>	WSPT Accepts.

supported by steel posts adjacent to the corner with Lot 7 on approach to the estate. The wording and detail are to be approved by Council.	
5. Provide a Bioretention Construction Estimate for the removal and disposal of the temporary protection measures for the bioretention basin, replacement with the transition layer, installation of permeable pipes, remaining up flow pits and filter media and planting of appropriate species. Include the cost of hydraulic conductivity testing and certification. The estimate is to be as detailed for Stage 3 of Council's WSUD Standard Drawings A(BS)175M Sheet 13.	For the reasons provided earlier, WSPT does not consider this condition to be necessary.
<p>6. Provide revised landscape plans by Site Image Job number 5518-3892 dated 7/05/2020 to address the following:</p> <p>a. Extend the landscape works to the full extent of the riparian protection zone for the relocated Eskdale Creek up to and including the confluence with Reedy Creek. The vegetation is to be generally in accordance with the Biodiversity Development Assessment Report (BDAR) prepared by Eco Planning 2019.</p> <p>b. Show landscaping over all the fill batters using densely planted local native provenance within Lot 9 and Pt Lot 10. The fill batters supporting Lots 6 and 8 are to include substantial tree species to compliment the riparian corridor and screen the future development</p>	<p>A condition of consent will be imposed which requires the preparation of a Vegetation Management Plan (VMP) to protect and restore the riparian corridors along sections of Eastern Creek, Reedy Creek and the realigned Eskdale Creek. The VMP will apply to the full Vegetated Riparian Zones (VRZs) of each drainage line, as required by the Natural Resource Access Regulator's Guidelines for controlled activities on waterfront land. The proposed condition 6.a by Council is not considered necessary.</p> <p>A Visual Impact Analysis was provided as part of the Response to Submissions which shows adequate landscape screening is provided for the proposed development. Batters have been provided at a stable 1v to 5h slope, and as such additional planting is not require for slope stability. Proposed condition 6.b by Council is not considered necessary.</p>
7. Provide a Vegetation Management Plan (VMP) within the modified Eskdale Creek environment detailing weed removal, revegetation and management of the revegetated and retained vegetation. In particular, the VMP is to include the details for the revegetation of the Vegetated Riparian Zones (VRZ) for Reedy Creek and Eskdale Creek, which are outside of the WSPT Plan of Management — Bushland Corridor areas. Extend the works to include the full 40 m wide area of the riparian	A condition of consent for the VMP has been recommended by the Environment, Energy and Science Group (EES) and accepted by WSPT. The proposed condition by Council is not considered necessary.

protection zone outside the creek banks. The VMP is to be generally in accordance with the Biodiversity Development Assessment Report (BDAR) prepared by Eco Planning 2019.	
8. A certificate from a Chartered Geotechnical Engineer registered with NER must be obtained and submitted to Council verifying that the detention basin and its embankments can withstand a 1 in 100 year ARI event with outlet pipe and pits half blocked and a PMF event. The modelling is to consider both independent events and local interaction with floods in the creek to determine critical events. Any requirements of the Geotechnical Engineer as to lining the crest and spillway or other necessary protection is to be incorporated into the design.	WSPT Accepts.
CONDITIONS REQUIRED DURING CONSTRUCTION 9. The proposed CDS 2018, 1012, 2 x CDS 0708, CDS 1009 Gross Pollutant Traps supplied by Rocla and the customised trash rack Gross Pollutant Trap is not to be replaced with a smaller device, or an alternate manufacturer's product.	WSPT Accepts.
10. Provide certification, prior to placement, that the gravel layer, transition layer and bioretention filter media ex-bin has met the specifications on Sheet 2 of Council's WSUD drawing A(BS)175M.	WSPT Accepts.
CONDITIONS REQUIRED PRIOR TO SUBDIVISION CERTIFICATE Surveys/Certificates/Works As Executed Plans 11. A Chartered Civil Engineer registered with NER is to certify that: i. all the requirements of the approved drainage plan have been undertaken ii. the temporary bioretention system has been installed in accordance with Henry & Hymas drawing 18652_SSDA_C245(01) with a minimum total filter media area of 2759m ² for the basin clear of all pits and scour protection iii. the minimum detention storage of 10270.40m ³ has been provided below the 1.5 year ARI weir and a total of 15576.80m ³ has been provided below the 100 year ARI emergency overflow weir iv. all the signage and warning notices have been installed v. the interpretative water quality sign has been correctly installed vi. the Gross Pollutant Traps (GPTs) have been installed for the site as per the manufacturer's recommendations	WSPT Accepts

<p>vii. the custom GPT has been installed in accordance with the approved plans and will work effectively be retaining gross pollutants and hydrocarbons</p> <p>viii. a copy of the certification and the works-as-executed drainage plan has been provided to Council.</p>	
12. The access road on Lot 11 is to remain in private ownership and not dedicated to Council.	For the reasons provided earlier, WSPT does not consider a restriction on title for Lot 11 to be necessary.
13. All easements, positive covenants and restrictions as to user must be registered with NSW Land Registry Services.	WSPT accepts that easements will apply to parts of the site, and positive covenants and restrictions may be applied to the onsite detention system and water quality system at lot 8. WSPT accepts for these to be registered with NSW Land Registry Services.
14. Provide a Restriction as to User and Positive Covenant for overland flowpath over the swale/ trapezoidal channel over Lots 1 and 2 collecting upstream flows in accordance with Council's Engineering Guide for Development 2005.	WSPT accepts that a Restriction as to User and Positive Covenant may apply to the overland flow path swale at Lots 1 and 2. It is expected that the Positive Covenant will only state that the swale is to be kept clean and free of potential blockages.
15. Provide a minimum 3.5 m wide drainage easement in gross with a Restriction as to User over the 1500 mm pipe over Lots 2, 7, 8, 9 and 11 in accordance with Council's Engineering Guide for Development 2005. The easement is to be in favour of Lot 4 DP 1041745.	WSPT accepts that drainage easements are to be created to provide access for Council to stormwater infrastructure, however no restrictions to user are to be incorporated into the consent. Council does not explain the purpose of the restriction. As the easement will provide specific rights to the beneficial party, it is unclear what benefit is a restriction on use.
16. Provide a minimum 3.0 m wide drainage easement in gross with a Restriction as to User over Lot 7 along the full length of the drainage pipeline from pit 'L- 10' to the discharge point within Lot 8 in accordance with Council's Engineering Guide for Development 2005. The easement is to be in favour of Lot 8.	WSPT accepts that drainage easements are to be created to provide access for Council to stormwater infrastructure, however no restrictions to user are to be incorporated into the consent. Council does not explain the purpose of the restriction. As the easement will provide specific rights to the beneficial party, it is unclear what benefit is a restriction on use.
17. Provide a minimum 7.0 m wide drainage easement in gross with a Restriction as to User over Lot 7 along the full length of the twin box culvert	WSPT accepts that drainage easements are to be created to provide access for Council to

drainage line from pit 'A-9B' to Lot 8 in accordance with Council's Engineering Guide for Development 2005. The easement is to be in favour of Lot 8.	stormwater infrastructure, however no restrictions to user are to be incorporated into the consent. Council does not explain the purpose of the restriction. As the easement will provide specific rights to the beneficial party, it is unclear what benefit is a restriction on use.
18. Provide a minimum 13.0 in wide drainage easement in gross with a Restriction as to User over the outlet works in Lot 9 extending to Eskdale Creek in accordance with Council's Engineering Guide for Development 2005. The easement is to be in favour of Lot 8.	WSPT accepts that drainage easements are to be created to provide access for Council to stormwater infrastructure, however no restrictions to user are to be incorporated into the consent. Council does not explain the purpose of the restriction. As the easement will provide specific rights to the beneficial party, it is unclear what benefit is a restriction on use.
19. Provide a Restriction as to User and Positive Covenant over each of the Stormwater Quality Improvement Devices and On-site Stormwater Detention Basin in accordance with the requirements of Council's Engineering Guide for Development 2005.	WSPT accepts.
20. Provide a Positive Covenant for a Vegetation Management Plan over part of Lot 9 for the area covered by the Riparian Protection Zone identified under Henry & Hymas plan 18652_SSDA_C101(08) to ensure ongoing maintenance for the redirected Eskdale Creek.	WSPT accepts.
21. To ensure the water quality targets under Part J are achieved, provide a Positive Covenant over: i. Lot 1 for a minimum rainwater tank size of 200 3 collecting a minimum roof area of 5,900 m ² ii. Lot 2 for a minimum rainwater tank size of 100m ³ collecting a minimum roof area of 8,700 m ² . iii. Lot 3 for a minimum rainwater tank size of 150 3 collecting a minimum roof area of 11,900 m ² . iv. Lot 4 for a minimum rainwater tank size of 150 3 collecting a minimum roof area of 10,900 m ² . v. Lot 5 for a minimum rainwater tank size of 200 3 collecting a minimum roof area of 12,700 m ² . vi. Lot 6 for a minimum rainwater tank size of 125 3 collecting a minimum roof area of 10,200 m ² . vii. Lot 7 for a minimum rainwater tank size of 225 3 collecting a minimum roof area of 8,300 m ² .	WSPT Accepts
Other Matters	WSPT accepts.

<p>22. Provide maintenance requirements for each of the proposed water quality devices generally in accordance with the WSUD Inspection and Maintenance Guidelines available on Council's website. Where a proprietary device is not included within this guideline, provide these separately in accordance with the manufacturer's recommendations. Provide a specialised maintenance schedule for the Custom GPT. Where these devices are located in roadway/parking areas, these are to include traffic management requirements. The designer of the stormwater treatment system must prepare the Maintenance Schedule and this schedule must show the designer's name, company, signature and date on it.</p>	
<p>23. Provide written evidence that the registered owner/lessee has entered into a minimum 5 year signed and endorsed maintenance contract with a reputable and experienced cleaning contractor for the maintenance of the Gross Pollutant Traps, silt traps, bioretention basins, On-site Stormwater Detention basin and sediment pits. Forward a copy of the signed and endorsed contract(s) and maintenance contractor(s) details to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au. This maintenance contract cannot be cancelled, but can be replaced with an alternative contract of the same standard.</p>	<p>WSPT is a government agency that has extensive land ownership and management including stormwater infrastructure. WSPT accepts providing maintenance to a standard equal to that detailed in Council's WSUD Inspection and Maintenance Guidelines, however WSPT has operational and procurement processes to follow, and should not be subject to conditions related to entering into maintenance contracts.</p>
<p>24. Pay to Council a Bioretention Construction Security equal to 150% of the Bioretention Construction Estimate.</p>	<p>For the reasons provided earlier, it is unclear why a construction security is required for the bioretention as ownership of the system remains with WSPT and no construction work (temp basin construction and ultimate basin construction) will be conducted by Council. The proposed condition by Council is not considered necessary.</p>
<p>Environmental Protection Agency (EPA)</p>	
<p>Item</p>	<p>Response</p>
<p>1. The applicant must ensure any site investigations undertaken, and the subsequent report/s, are prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997. The reports must be prepared by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified</p>	<p>WSPT Accepts.</p>

Professional Soil Scientist contaminated Site Assessment and Management (CPSS CSAM) scheme.	
2. The applicant must engage a NSW EPA-accredited Site Auditor throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	WSPT Accepts.
3. Prior to commencing with the remediation, the applicant must submit to the Planning Secretary, an Interim Audit Advice or a Section B Site Audit Statement that certifies that the Remediation Action Plan is appropriate and that the site can be made suitable for the proposed use. In addition: (a) The applicant must adhere to the management measures accepted by the Site Auditor. (b) Any variations to the approved Remediation Action Plan must be approved in writing by the Site Auditor.	WSPT Accepts.
4. If work is to be completed in stages, the applicant must submit to the Secretary any Interim Audit Advice/s issued by the Site Auditor to confirm satisfactory completion of each stage.	WSPT Accepts.
5. The applicant must obtain a Section A1 Site Audit Statement – or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan – from a NSW EPA-accredited Site Auditor and submit it to the Planning Secretary and relevant Council for information no later than one month before the commencement of operation. Contaminated land must not be used for the purpose approved under the terms of this consent until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with.	WSPT Accepts.
Transport for New South Wales (TfNSW)	
Item	Response
1. The previous comments and requirements in the TfNSW letter dated 5 March 2020 remain applicable. Maintenance responsibilities will be discussed and agreed to as part of the written agreement/Interface Access Deed process.	WSPT maintains its comments provided in the Response to Submissions Addendum (RtSA) Report dated 25 May 2020. WSPT acknowledges that a written agreement/Interface Access Deed process is to be undertaken.
2. The new roundabout and site design should be consistent with the Heavy Vehicle Access Policy Framework.	WSPT Accepts. It is noted that the development will cater for B-Double type vehicles.

DEVELOPMENT DATA			
OVERALL SITE AREA	344,013m ²		
LOT 8 (RESIDUAL) - ESTATE BIO-BASIN/OSD	21,511m ²		
ACCESS ROAD RESERVE (PART OF LOT 11)	22,076m ²		
TOTAL DEVELOPABLE AREA (LOT 1 TO 7)	300,426m ²		
TOTAL BUILDING AREA	165,500m ²		
FLOOR SPACE RATIO	55.1%		
DEVELOPABLE LOT	W/H AREA	OFFICE AREA	TOTAL
LOT 1 SITE AREA (48,059m ²)	19,000	1,000	20,000
LOT 2 SITE AREA (34,141m ²)	16,900	800	17,700
LOT 3 SITE AREA (41,112m ²)	23,200	1,200	24,400
LOT 4 SITE AREA (38,686m ²)	21,400	1,000	22,400
LOT 5 SITE AREA (44,193m ²)	24,700	1,300	26,000
LOT 6 SITE AREA (38,406m ²)	20,000	1,000	21,000
LOT 7 SITE AREA (55,829m ²)	32,400	1,600	34,000
TOTAL	157,600	7,900	165,500
CARPARK PROVISIONS			
TOTAL CARPARK REQUIRED	723 spaces		
RMS - Warehouse: 1 space/300sqm Office: 1 space/40sqm			
TOTAL CARPARK PROVIDED	782 spaces		

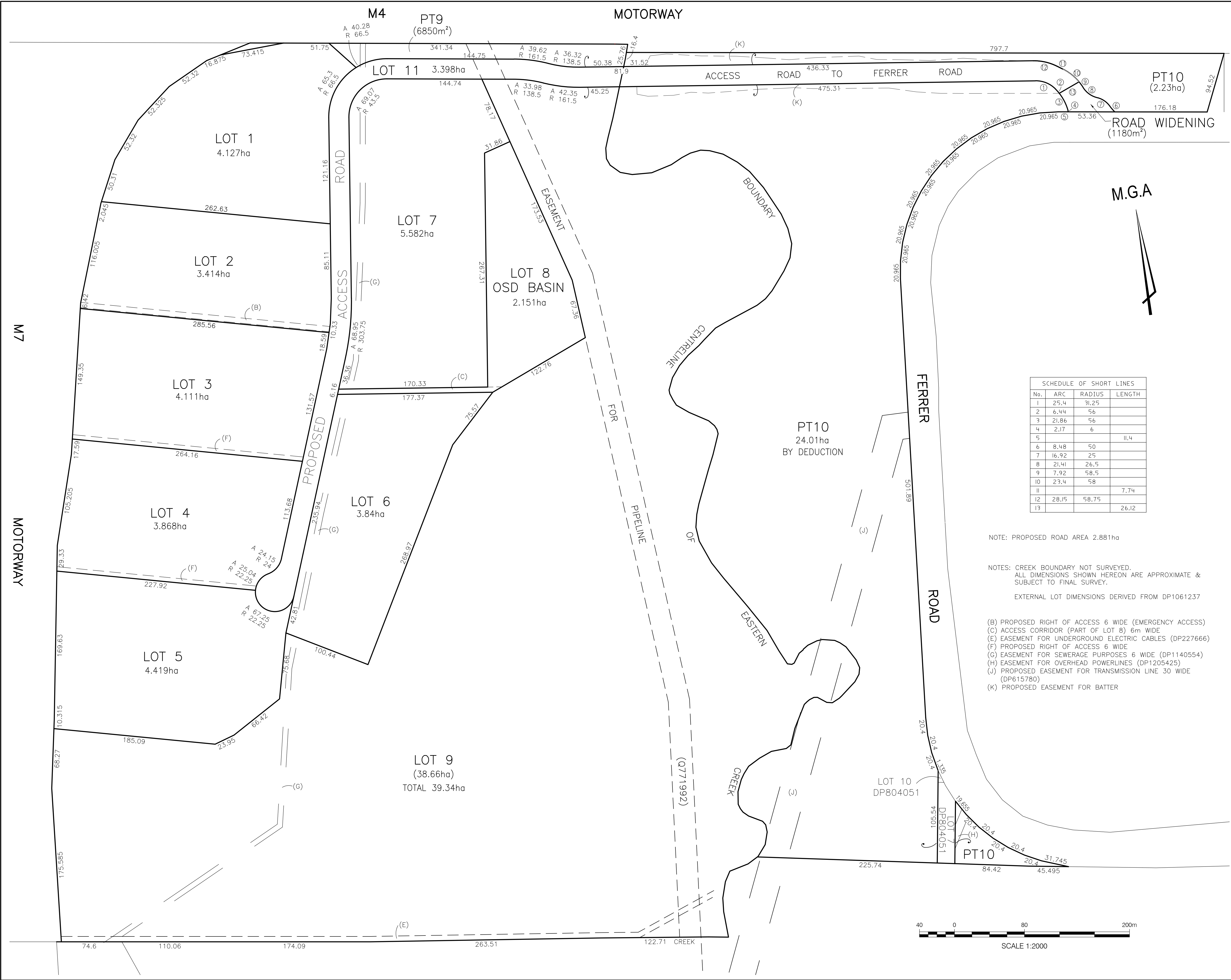
LEGENDS

ESTATE SITE BOUNDARY

LIMIT OF WORKSNOTE:
THIS PLAN ILLUSTRATES MAXIMUM FLOOR SPACE (GFA)
FOR WAREHOUSE & DISTRIBUTION CENTRE USES
INCLUDING ANCILLARY OFFICES ONLY

Jun-25-2020 - 5:56pm - N:\10935\Light Horse Interchange\2_Arch\CAD\10935_MPT100 - CONCEPT MASTERPLAN.dwg

Appendix B – Proposed Draft Plan of Subdivision



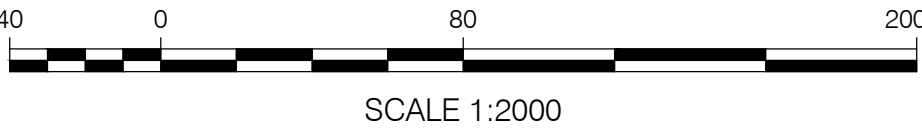
SCHEDULE OF SHORT LINES			
No.	ARC	RADIUS	LENGTH
1	25.4	31.25	
2	6.44	56	
3	21.86	56	
4	2.17	6	
5			11.4
6	8.48	50	
7	16.92	25	
8	21.41	26.5	
9	7.92	58.5	
10	23.4	58	
11			7.74
12	28.15	58.75	
13			26.12

NOTE: PROPOSED ROAD AREA 2.881ha

NOTES: CREEK BOUNDARY NOT SURVEYED.
ALL DIMENSIONS SHOWN HEREON ARE APPROXIMATE &
SUBJECT TO FINAL SURVEY.

EXTERNAL LOT DIMENSIONS DERIVED FROM DP1061237

- (B) PROPOSED RIGHT OF ACCESS 6 WIDE (EMERGENCY ACCESS)
- (C) ACCESS CORRIDOR (PART OF LOT 8) 6m WIDE
- (E) EASEMENT FOR UNDERGROUND ELECTRIC CABLES (DP227666)
- (F) PROPOSED RIGHT OF ACCESS 6 WIDE
- (G) EASEMENT FOR SEWERAGE PURPOSES 6 WIDE (DP1140554)
- (H) EASEMENT FOR OVERHEAD POWERLINES (DP1205425)
- (J) PROPOSED EASEMENT FOR TRANSMISSION LINE 30 WIDE (DP615780)
- (K) PROPOSED EASEMENT FOR BATTER



CLIENT

PROJECT

NOTES

WESTERN SYDNEY
PARKLANDS TRUST

PLAN OF
SUBDIVISION OF
LOT 10 IN DP1061237
AND LOT 5 IN DP804051

The title boundaries shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey.

Services shown hereon have been located where possible by field survey. If not able to be so located, services have been plotted from the records of relevant authorities where available and have been noted accordingly on the plan. Where such records do not exist or are inadequate a notation has been made hereon.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

All dimensions shown hereon are approximate & subject to final survey.

10	GKO	15/06/2020	PART LOT 9 ADDED
9	GKO	11/05/2020	LOT 11 ADDED
8	GKO	11/12/2019	EASEMENT DESCRIPTION
7	GKO	31/10/2019	TRANSMISSION LINE EASEMENT ADDED
6	GKO	03/04/2019	SEWERAGE EASEMENT ADDED
5	GKO	01/04/2019	FERRER'S LOT INTERSECTION
4	GKO	28/03/2019	EASEMENT ADDED
3	GKO	26/03/2019	OSD LOT ADDED
2	GKO	25/03/2019	LOT 9 ADDED
1	GKO	14/03/2019	INITIAL ISSUE
PPP/CF	LPL	DD/MM/YY	COMMENT

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HEIGHT DATUM	N/A	LOCAL AUTHORITY	BLACKTOWN COUNCIL
HEIGHT ORIGIN	N/A	SCALE	1:2000 (A1)
MERIDIAN	N/A	CONTOUR INTERVAL	N/A
CO-ORD SYSTEM	N/A	SURVEYOR	GKO
		DATE OF SURVEY	14/03/2019
CCAD FILE	SY074519.000.1.2	DRAWN	SF
		DATE	15/06/2020
AUTOCAD FILE	SY074519.000.2.10	CHECKED	GKO
		DATE	15/06/2020
ARCHIVE FILE	N/A	APPROVED	GKO
		DATE	15/06/2020
PLAN NUMBER	SY074519.000.2		REVISION
			10