

Your ref: SSD - 9888

6 March 2019

Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

**Attention:** Karl Fetterplace

Dear Mr Fetterplace,

**Re: SSD - 9888 – Mixed Use Development at 17 – 21 First Avenue, Blacktown**

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Thank you for your correspondence dated 15 February 2019 inviting us to provide an input to the Secretary's environmental assessment requirements (SEARS) for a mixed use development at 17-21 First Avenue, Blacktown, which is a State Significant Development proposal under Section 4.36 of the *Environmental Planning and Assessment Act 1979* ("the Act").

The draft SEARS has been reviewed by our officers and additional comments are listed in **Attachment A** to this letter. We request that these matters be addressed with the proposal.

If you would like to discuss this matter further, please contact me on 9839 6228.

Yours faithfully,



Alan Middlemiss  
Acting Manager Development Assessment

## **ATTACHMENT A**

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Matters to be considered and addressed:-

### **Building matters**

Our Building Surveyor requires the development to comply with the BCA requirements and Access to Premises Standard.

### **Design matters**

Our City Architect made the following comments:

*"The SEARs requirements are comprehensive from an Architectural/Urban design standpoint.*

*I do not require anything further than those items already listed*

*If we can request a digital model, we should do so (it's not currently a requirement, but would assist in assessment). In any of the following formats:*

*.skp (preferred)*

*.rvt*

*.dwg*

*The model should demonstrate the building envelope including:*

*Setbacks*

*Colonnades*

*Balconies*

*Awnings*

*Shading devices*

*Roof detail*

*Louvers*

*Parapets*

*Plant and lift motor rooms*

*Plus any other projections"*

### **Engineering matters**

Our Development Engineer requires the proposal to address the following documents in their stormwater plans:

- Council's Engineering Guide for Development
- Part J of Blacktown DCP 2015

### **Environmental Health matters**

Our Environmental Health Officer provided the following comments:

The draft SEARS request is sufficient for the preparation of the EIS. The following comments are made:

- **Noise and Vibration:**
  - Agreed. A noise and vibration assessment will be included in the EIS to demonstrate compliance with the EPA's Noise Policy for Industry, the Interim Construction Noise Guidelines and Road Noise Policy.
  - Please include:
    - Impact on closest residential receivers, predicted truck movements, plant noise, horns/ reversing alarms in the proposed noise management plan
    - External noise intrusion into the proposed residential development (traffic noise);
    - Noise emissions from the site (mechanical plant noise).
- **Air Quality:**
  - Agreed, that the EIS will detail potential air quality, odour and waste impacts, in particular during the construction and operation of the development and appropriate mitigation measures.
- **Contamination, Soil & Groundwater Salinity:**
  - A Phase 2 contamination report to be prepared at a minimum, to be prepared by an appropriately qualified environmental consultant in accordance with;
    - NSW Environment Protection Authority's "Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites" (2011)
    - NSW Environment Protection Authority's Contaminated Sites Sampling Design Guidelines (1995)
    - NSW Environment Protection Authority's "Contaminated Sites: Guidelines for NSW Site Auditor Scheme" (2006)
    - National Environment Protection Council "National Environment Protection (Assessment of Site Contamination) Measure" (2011).
  - Site Audit Statement to be provided to confirm site suitability.
  - A demolition plan is to be prepared, which includes a hazardous building materials survey.
- **Information for the type of commercial activity shall be included in the development. This will identify the need for future development consent to be submitted, or acoustic attenuation for the type of activity proposed.**

### **Traffic matters**

Our Traffic Engineer has indicated that the draft SEARS has covered the required traffic impact assessment on the existing road network.

### **Waste Matters**

Our Waste Officer made the following comments:

The development must comply with:

- onsite collection for waste, recyclables and bulky waste using an 8.8m long Medium Rigid Vehicle (at a minimum) with a 22m turning circle and 4.5m headroom allowance.



- Australian Standards for headroom allowance for a minimum Medium Rigid Vehicle (ie, 4.5m) for the trucks entire travel path.
- Australian Standards for maximum ramp grades and change of rate of grade on the ramp for collection vehicles.
- EPA Better Practice Guide for Waste Management in Multi Unit Dwellings for maximum bin travel distances and bin transfer grades.
- EPA Better Practice Guide for waste management and recycling in Commercial and Industrial Developments in relation to waste and recycling generation rates. The generation rates applied must relate to each proposed commercial tenancy as outlined in this guide. The maximum generation rates must also be applied.
- A requirement for the waste rooms to be able to accommodate all required waste and recycling bins for the site.
- A maximum 5 collections of waste and recyclables per week. The waste rooms must be able to accommodate the equivalent of 3 days of waste for the site to allow for long weekends and public holidays.
- A requirement for an onsite caretaker/building manager to manage the waste system for the site including:
  - placement of bins out for servicing in the loading bay area
  - cleaning of bins and the waste room
  - management of bulky waste generated onsite
  - management of illegal dumping onsite
- A requirement for a designated loading bay onsite for waste collection. The loading bay must be able to contain the entire length of the truck proposed for the site, plus a 3m clearance to the rear for bin servicing and rotation. The truck must not obstruct traffic flow around the site.
- A requirement for the waste room to be located adjacent to the loading bay to reduce manual handling of bins onsite. The site can have intermittent waste rooms but a bin movement aid such as a tug, must be provided to reduce manual handling of bins around the site.
- Council's Abandoned Shopping Trolley Policy (Policy Number: P000497.1). This must added as a consent condition to the Notice of Determination for approval of this development.

### **Section 7.11 matters**

Comments from our Section 7.11 Officer are as follows:

*The subject site is located in the catchment area of CP 19- Blacktown Growth Precinct and SDD 9888 will need to be assessed to determine the applicable S7.11 contributions when received.*

*These contributions will be based on the developable area of the site and the population contributions, which are subject to the unit yield and the potential use of the serviced apartments.*

*The site may also be subject to a proposed S7.12 plan that Council is currently preparing and, if this new plan is in force when SSD 9888 is being determined, Council may elect to condition the S7.12 plan in lieu of CP 19.*