

10th September 2012

Kerry Hamann
 Major Development Assessment
 NSW Department of Planning & Infrastructure
 GPO Box 39
 Sydney NSW 2001

Re: Hanson Concrete and Asphalt Facility, Eastern Creek – Site Layout Modifications (CP 06_0025 MOD 1)

Reference is made to the response received by Blacktown City Council (BCC) dated 13th July 2012, Environment Protection Authority (EPA) dated 27th July 2012 and Office of Environment & Heritage (OEH) dated 31st July 2012 in relation to the site layout modifications to the concept and project approval for the concrete and asphalt production and recycling facility at Eastern Creek.

We have provided our response to each document in the below letter.

Blacktown City Council (BCC) Response 13th July 2012

Hanson response to BCC comments as per the below;

Council Section	Hanson's Comments
1	Hanson accepts councils position on this matter
2	Section A,B,C,D,E,F,G – Agreed Section H – Agreed as per revised drawing. Please reference updated drawing on Appendix 1 “ <i>Stormwater Drainage Plan Set, Revision 3, Sheet 8</i> ”
3	Agreed. Rainwater harvesting to be a condition set at CC stage of the individual projects as final design for building and hardstand areas will be finalised at this stage.
4	Agreed. This condition should be set at CC stage of the individual projects as final design for building and hardstand areas will be finalised at this stage.
5	Agreed. This should be a condition imposed during OC stage not CC as the sign should be installed once the OSD and bioretention are installed and operational.

6	Agreed. Draft Landscape Plan included and Planting Schedule included in Appendix 1 “ <i>Stormwater Drainage Plan Set Revision 3, Sheet 8</i> ”.
7	<p data-bbox="492 310 686 342">Retaining Walls</p> <ul style="list-style-type: none"> <li data-bbox="537 411 1458 646">○ SEPP 59 – Eastern Creek Precinct Plan (Stage 3), Page 11-17 paragraph (d) states that “<i>Retaining wall elements must be no greater than 3m in height. All retaining walls must be screened by vegetation. Where filling requires a retaining wall element to be greater than 3m in height, the retaining wall shall be terraced to allow for a ratio of 3m in height to 1.5m in length. The 1.5m terraced area must be provided with suitable landscaping to screen the height of the retaining wall.</i>” <li data-bbox="537 684 1458 888">● However SEPP 59 – Eastern Creek Precinct Plan (Stage 3), Page 11-17 paragraph (e) states that “<i>notwithstanding (d), council may consider a retaining wall element higher than the 3m where it can be demonstrated that the retaining wall is structural sound, is not visible from the public domain, and where it will not detract from the overall appearance of the development.</i>” <li data-bbox="537 926 1458 1833">● Discussions with Judith Portelli (Manager Development Services & Administration) from Blacktown City Council (BCC) on the 31st of July 2012 to demonstrate compliance with paragraph (e) above have recognised two main elements to this issue, one part being engineering and the other planning policy. <ul style="list-style-type: none"> <li data-bbox="626 1125 1458 1329">○ With regard to engineering, the proposed retaining wall will be constructed using reinforced earth which is self-supporting and as such the retaining walls will be holding back only a minor amount of earth directly behind the wall. It’s function is more for erosion prevention and a facade rather than a traditional retaining wall. <li data-bbox="626 1367 1458 1633">○ The planning policy is in relation to visibility from the public domain. The retaining wall is located on the rear western portion of the development and only spans 180m with the highest point of the bottom wall starting at 10m, then tapering down to approximately 2m. Refer <i>Figure 2</i>. This is considerably less compared with neighbouring developments where walls span greater than 460m, which do not comply with paragraph (d). Refer <i>Figure 3</i>. <li data-bbox="626 1671 1458 1833">○ The proposed wall is positioned away from public amenity as it will be located on the Western boundary. The future development of the proposed Precinct Rd, through to Archbold Rd, will run perpendicular to the retaining wall and will have no impact to future public amenity. <li data-bbox="626 1871 1458 1894">○ The retaining wall will not detract from the overall appearance

	of the development. This has been illustrated in <i>Figure 2</i> compared to <i>Figure 1</i> .
8	Hanson accepts councils position on this matter Please refer <i>Appendix 4 -Bulk Earthworks Set, Sheets 11 and 12</i>
9	Hanson accepts councils position on this matter, however this should be a condition of OC not CC. The riparian area will be fenced and segregated from the construction works and future operations. The CEMP as per the modified submission to remain in place until and during CC. A Vegetation Management Plan is then to be developed for the improvement of the Riparian area once OC occurs.
10	Hanson accepts council's position on this matter. Refer <i>Appendix 1 "Stormwater Drainage Plan Set Revision 3. Sheet 12</i> addresses the removal of the Reno Mattress from the Wetland Area and <i>Sheet 13</i> provided the calculations required. Please also refer to <i>Appendix 3: Martens and Associates meeting with Council Engineer on the 2nd of August 2012</i> .
11	Hanson accepts council's position on this matter.
12	Hanson accepts council's position on this matter.
13	Hanson accepts council's position on this matter. Refer <i>Appendix 1 "Stormwater Drainage Plan Set Revision 3. Drain Modelling is addressed on sheet 17, The site detention Basin is addressed in Appendix 2: Integrated Water Management Plan. Please also refer to Appendix 3: Martens and Associates meeting with Council Engineer on the 2nd of August 2012</i> .
14	Hanson accepts council's position on this matter.
15	Hanson accepts council's position on this matter. Please see attachment <i>Appendix 2: "Integrated Water Management Plan, August 2012"</i>
16	Hanson accepts council's position on this matter.
17	Hanson accepts council's position on this matter – <i>Refer to Appendix 2</i>
18	Hanson accepts council's position on this matter. – <i>Refer to Appendix 1</i>
19	Hanson accepts council's position on this matter.
20	Hanson accepts council's position on this matter, however the Maintenance schedule should be a condition prior to OC not CC. Maintenance will commence during the commissioning of the OSD and not prior to this.
21	Hanson accepts council's position on this matter.
22	Hanson accepts council's position on this matter.
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24	Hanson accepts council's position on this matter.
25	Hanson accepts council's position on this matter.
26	Hanson accepts council's position on this matter.
27	Hanson accepts council's position on this matter. Positive covenants will be assigned where necessary.
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Figure 1: Original View



Figure 2: Illustration of proposed retaining wall



Figure 3: Retaining Wall at Neighbouring site extending 460m in length

Office of Environment & Heritage Response 31st July 2012

Hanson has reviewed the comments by the OEH and provide the below comments.

- Hanson acknowledges OEH comments in regards to the current site vegetation having some signs of revegetation. The sites surrounding however have been highly disturbed over the years during Quarry operations and the likelihood for a full recovery and regeneration from the current species present will not be likely. The dominant species consists of species such as Swamp Oak with sporadic individual Forest Red Gum present in some parts of the landscape. The vegetation type within the current vegetated areas on lots 4 & 5 is poor with large communities of weed infestation. Please refer to *Figures 4,5 and 6*



Figure 4: Western end of Casuarina Vegetation Condition



Figure 5: Eastern End of Casuarina Vegetation Condition



Figure 6: Riparian Area Vegetation Condition

- Avoidance of clearing the current vegetation on site as per *Interim Policy on assessing and offsetting biodiversity impacts of part 3A* has been internally assessed. The existing plans have been reviewed and avoidance strategy cannot be achieved. The vegetation strip lies within the middle of proposed Lots 4 and 5 and would sterilise the lots potential to have a Concrete Recycling Facility.
- The Vegetation Type, Poor Condition and the non-existence of threatened species on site does not warrant the use of the Biobanking system. Hanson does not have any land within the precinct with Cumberland Wood Plain Forest which can be offset for the 1.5 Hectares of clearance.
- By way of a compromise 1.85 Hectares on lots 4 and 5 have will be made available for revegetation with high quality Cumberland Wood Plain Forest. Refer to diagram in *Figure 7*.
- Hanson would like to create, improve and maintain communities of Cumberland Wood Plain Forest using the following methodology;
 - **Create:** A community of Cumberland Wood Plain will be created in the designated areas outlined in *Figure 7*.
 - **Improve:** Whilst integrating these “New” woodland areas with the Riparian Corridor, Hanson will further more incorporate an “Improvement Plan” in the Vegetation Management Plan.
 - **Maintain:** A positive covenant for the Vegetation Management Plan is to be provided by Hanson over the riparian area to ensure full restoration and ongoing maintenance of this area. The covenant will be registered with the Land and Property Information.
- The overall Create, Improve and Maintain strategy will see clearance of 1.5 Hectares of poorly vegetated communities be replaced with 1.85 Hectares of quality Cumberland Wood Plain Forest.
- This strategy will have a benefit for both future operations and the ecological value of the area by revegetating the immediate area.



Figure 7: Proposed Create, Improve and Maintain Strategy

Environment Protection Authority Response 27th July 2012

Hanson response to EPA's comments as per the below;

Hanson has reviewed the comments by the OEH and provide the below comments.

- The Quarry has been operating over the last 60 years and historically has had minimal environmental events which have been raised.
- The systems which has been in operation where tailored prior to the area being developed. The neighbouring development over the last 12-18months did place pressure on the Hanson Quarry operation as it had developed over a very short period.
- Complaints received by the EPA over the last 12 months have been addressed and improvement steps had been taken to mitigate many of these cause items. Hanson had also invested into capital to improve in some of these conditions.
- The facility which has now ceased was decommissioned on the premise that improved facilities on the upcoming projects will allow for "modernised" facilities to replace the current operations. This will allow compliance with the EPA requirements.
- Hanson understands that Project Approval for the individual facilities will need to address the comments raised in the EPA's response

Should you have any questions in regards to the above response, please do not hesitate to contact either Andrew Driver or myself.

Yours sincerely



Andrew Driver
Development Manager
Hanson Construction Materials Pty Ltd



John Lardis
Wallgrove Redevelopment Manager
Hanson Construction Materials Pty Ltd