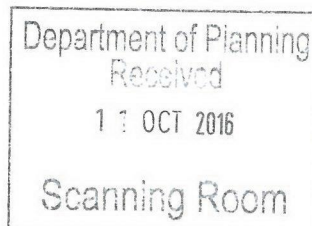


PCU067449

Your ref: MP 06_0225 Mod 3
File no: MC-06-0225

4 October 2016

Industry Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001



Dear Mr Copas,

Re: MP 06_0225 Mod 3 - Modification to the Concept and Project Approvals for the Hanson Concrete Asphalt Facility at Eastern Creek

Further to our correspondence dated 26 August 2016 and 7 September 2016 and the Applicant's further correspondence dated 7 September 2016 and 12 September 2016 with regard to the above section 75W modification application, the following comments are provided:

1. Asset Design

No objection is raised, subject to the imposition of the following new condition:

"Stormwater Plans

Amended stormwater plans are to be submitted to and approved by Council prior to the issue of any Construction Certificate which addressed the following:

- a) Easements for support are required as batters as steep as 1V:2H are proposed from the road boundary.
- b) No drainage is shown at the collector road cul-de-sac. Details of any interim drainage are to be provided. The plans indicate a future extension of the collector road which does provide additional drainage which appears to go through proposed Lot 7. Easements would need to be created to take the road stormwater through private property.
- c) The drainage system from Lot 7 to the proposed basin in Lot 5 will need to have a minimum 100 year capacity as proposed batters over easement I would direct overland flows away from the proposed basin.

- d) The catchment plan shows what appears to be a GPT in the north western corner of lot 7. A GPT on the southern boundary of Lot 7 before discharging into easement I would be better as pre-treatment should be provided before discharging into the bio-retention system.”

2. Section 94 Contributions

No objection is raised subject to Condition 24 *Local Road Contributions* being deleted and replaced as follows (this condition is in accordance with Council's current standard condition for contributions):

“Local Road Contributions

24. The Proponent shall reasonably contribute toward the acquisition, design and construction of the Precinct Plan Road known as the 'Quarry Link Road' between Old Wallgrove Road and Wonderland Drive, and the Bridge forming part of the Quarry Link Road. The contribution shall be made by the Proponent to Council by before the issue of the Subdivision Certificate for the new plan subject to the MOD 3 application.

The following monetary contributions pursuant to Section 94 of the Environmental Planning & Assessment Act 1979, are payable. The amounts below are BASE contributions which WILL BE INDEXED from the nominated base date to the date of payment.

Contribution Item	Base Amount	Relevant C.P.	Base CPI
(i) Quarry Link Road	\$466,270	18	June 2015
(ii) Traffic Management	\$26,158	18	June 2015

The contributions will be indexed according to the Australian Bureau of Statistics' Consumer Price Index (All Groups Sydney).

Copies of the following relevant Contributions Plan may be inspected/purchased from Council's Development Services Unit or downloaded from Council's Webpage:

S.94 CP No. 18 – Eastern Creek Stage 3

The Section 94 Contributions have been based on the total developable area nominated below. Should the final plan of survey indicate any change in the total developable area the Section 94 contributions will be adjusted accordingly.

Developable Area: 25.95 Ha.

PLEASE NOTE: Indexed payments must be made by BANK CHEQUE IF IMMEDIATE CLEARANCE IS REQUIRED. Payments of the full amount by credit card or EFTPOS are accepted. However, payments by credit card or EFTPOS over \$10,000.00 are levied a 3% surcharge on the whole amount and cannot be split between different credit or EFTPOS cards."

3. Planning Matters – Building Pads

As previously raised in our correspondence dated 26 August 2016, given built form approval is to be the subject of separate development applications, it is recommended that the building pads are removed from the Proposed Site Plan.

The Applicant has also requested in their correspondence dated 29 September 2016 that the following condition is added:

"The Lot 6 / Pad 6 Bulk Earthworks levels may be altered by raising the northern two thirds of the pad level by up to 1m (from 80m to 81m) and lowering the southern one third of the pad level by up to 2m (from 80 to 78m), with a batter and later retaining wall between the two levels."

Council's development engineer has confirmed that no objection is raised to the intended change in levels for the above pad. These levels are suitable as they will be consistent with the road grade and provide better access to the site.

Therefore, although building pads are not approved in this DA, we confirm that these intended levels are appropriate. Approval for any works for the construction of building pads is required to be the subject of a separate DA and demonstrate full compliance with the Blacktown Local Environmental Plan 2015 and Blacktown Development Control Plan 2015.

4. Planning Matters – Use

As previously raised in our correspondence dated 26 August 2016, separate approval is required for the use of the site.

5. Planning Matters – Sewerage System

As previously raised in our correspondence dated 26 August 2016, no objection is raised to the proposed amended Condition 4. However it is also recommended that the condition requires the Proponent to obtain a Trade Waste Approval as part of the operation of any approved development, if required by Sydney Water.

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

Yours faithfully,



Judith Portelli

Manager Development Assessment