

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

7 September 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**

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Further to our correspondence dated 26 August 2016 and in relation to the above section 75W modification application, the following concerns are raised by Council's Section 94 Contributions and Asset Design sections.

**1. Asset Design**

Amended civil plans are required to be provided which address 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.

The Proponent is also required to confirm that the revegetation area is not impacted on by the proposed drainage pipe at easement I.

**2. Section 94 Contributions**

Condition 24 *Local Road Contributions* is yet to be satisfied as the outstanding contributions should have been paid by 30 November 2014. We do not consider that any further extension or delay is appropriate.

Contributions Plan No. 18 Eastern Creek Stage 3 came into force on 22 June 2016.

We consider it appropriate that Condition 24 is satisfied prior to the approval of this modification application.

Alternatively, we consider it appropriate that a condition of consent is introduced requiring the full payment of the required CPI indexed contributions prior to the release of any linen for subdivision or the issue of any Construction Certificate, whichever is first.

We look forward to the Proponent's response in relation to the above, and request the opportunity to review and additional information and provide recommended conditions of consent, should the Department support this proposal.

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

Yours faithfully,



Judith Portelli

Manager Development Assessment