

17 July 2021

Willow Tree Planning
Suite 4, Level 7 100 Walker Street
North Sydney NSW 2060

Your Ref:

Our Ref: LTR03-01-20-776 RFI SSD
17552047.docxAttention: Andrew Cowan
Dear AndrewEmail: acowan@willowtp.com.auRE: SSD-17552047 – REQUEST FOR FURTHER INFORMATION

This letter is in response to the request from DPIE for further information that was a result of the initial review of the SSD-17552047 submission as part of the Test of Adequacy.

We have addressed the following items within this letter and the updated SSD documentation.

Item Traffic.

"The Civil Design Report states the roundabout access to the site on Aldington Road is not included as part of this development application. How will access be provided to the site? Details of any interim access arrangements are required."

Response; The upgrade of Aldington Road forms part of SSD-10479 200 Aldington Road which proposes to upgrade the entire length of Abbotts and Aldington Road in both the final and interim scenarios. In addition, ESR (SSD-9138102), Frasers and Fife Capital (SSD-10479) have working to develop a Concept design for the road upgrade with a view of presenting a design to Penrith Council as part of a VPA offer. These discussions are ongoing although we are aware, all three developers are wishing to accelerate these works as soon as possible.

Item Soil and Water.

"The SEARs require a detailed flooding assessment. No assessment is provided in section 6.7 or Appendix 8. Please provide a flooding assessment or justify why a flooding assessment has not been included with detailed explanation and reference to the relevant statutory framework."

Response; The development has no creeks or mapped water courses or any significant external catchments. The entire site and flows within the site are being managed via an engineered pipe system along with On Site Detention maintain pre and post flows. Whilst flooding has been identified within Mamre Road Flood, Riparian Corridor and Integrated Water Cycle Management Strategy (Sydney Water October 2020), these extents of flooding are wholly contained within the Site. The AT&L Water Cycle Management Report (REP002-04-20-776) have been updated to include commentary on Flooding, refer Section 8.

"The EIS and Appendix 8 refer to proposed stormwater drainage network in Road 1 and ultimately across the western boundary and into the future stormwater network on the Altis development site. Discharge to the Altis site will be subject to further design coordination. Please provide details of this arrangement, evidence of consultation with Altis including the timing and responsibilities for delivering this infrastructure. Please describe any easements which are required and shown these on a detailed plan."

Response; AT&L and Altis have been coordinating the future trunk drainage which runs through the Altis site (SSD-17647189) and then continues to the Mirvac site (SSD-10448). The trunk drainage has been coordinated and sized to cater for the storm events as outlined within the AT&L documentation. The drawings prepared by Costin Roe Engineers on behalf of Altis indicate the 1500 dia connection point for the project discharge point.

AT&L have continually coordinated with Costin Roe over the last 3 months to ensure the projects are coordinated. In the unlikely event the Altis development does not proceed, A temporary gabion level spreader will be provided to sheet flow the water over the boundary to mimic the existing conditions. In either case, we understand no easement would be required.

Please refer to the updated SSD Civil Infrastructure documentation for further details.

Should you have any questions, please don't hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink, consisting of a stylized 'A' followed by several vertical strokes.

Anthony McLandsborough
Director – Civil Engineering

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