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S09083 HL

3rd November 2009

JBA Planning
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060
Email: kshmuel@jbaplanning.com.au

ATTENTION: Kim Shmuel

Dear Kim,

RE: WELLES THOMAS PLAZA DEVELOPMENT
THOMAS STREET, CHATSWOOD
WATER SENSITIVE URBAN DESIGN STATEMENT

In accordance with the preparation of the Environmental Assessment Report for the proposed project, we make the following statements related to the water sensitive urban design initiatives.

Water Sensitive Urban Design (WSUD) is defined as the sustainable management of water within urban areas through intelligent and integrated design. The design for the proposed development looks at the urban water cycle as a whole, taking into account all three urban water sources, being potable water, wastewater, and stormwater.

The aims of Water Sensitive Urban Design for the proposed development, are:

- To reduce runoff flows while minimizing on-site flood risk
- To reduce potable and non-potable water use through the use of efficient fixtures and appliances and through rainwater, and stormwater reuse
- To minimize wastewater generation, through the minimization of water usage
- To protect natural systems by treating stormwater before discharge to receiving waters

The methodology by which the design aims are to be achieved, are outlined as follows:

Minimize On-Site Flood Risk

- On-site detention has been integrated within the development in accordance with Willoughby Council's requirements
- Rainwater reuse has been integrated within the development, to further minimize the outflow characteristics

Reduction of Potable and Non-Potable Water Use

- Rainwater reclamation is being utilized for landscape watering, swimming pool make-up / balancing and water closet flushing for basement sanitary fixtures
- The use of Wels rated water closet cisterns will be used to minimize flush water usage in accordance with the Environmentally Sustainable Design Report
- Wels rated tapware will be used to minimize potable water usage in accordance with the Environmentally Sustainable Design Report

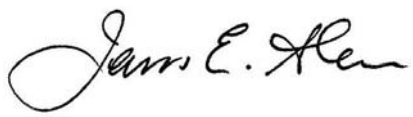
Minimize Wastewater Generation

- The use of Wels rated water closet cisterns will be used to minimize wastewater generation in accordance with the Environmentally Sustainable Design Report
- Wels rated tapware will be used to minimize wastewater generation in accordance with the Environmentally Sustainable Design Report

Protect Natural Systems

- The inflow of collected rainwater and stormwater, into the rainwater collection and on-site detention chambers will pass through gross pollutant interception chambers to reduce the gross pollutants within the systems, and increase the quality of discharge from the site's catchment area.

Yours faithfully,
GEORGE FLOTH PTY. LTD.



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Jim Allen